Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	23 Highland Avenue, Highett VIC 3190

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,380,000 & $1,425,000

Median sale price

Median price $1,437,500 Property Type House Suburb Highett

Period - From 29/07/2024 to 28/01/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
34 Rowans Road Highett VIC 3190	$1,435,000	16/11/2024
34 Highland Avenue Highett VIC 3190	$1,400,000	12/12/2024
13 Jillian Avenue Highett VIC 3190	$1,467,000	30/11/2024

This Statement of Information was prepared on: 29/01/2025