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	2 Baldwin Street, Highett Vic 3190

Indicative selling price

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

Range between $1,490,000 & $1,570,000

Median sale price

Median price $1,420,500 Property Type House Suburb Highett

Period - From 01/01/2024 to 31/12/2024 Source REIV

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

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	23 Highland Av HIGHETT 3190	$1,515,000	27/02/2025
2	15 Dalmont St HIGHETT 3190	$1,550,000	13/02/2025
3	11 Lawson Pde HIGHETT 3190	$1,590,000	30/11/2024

OR

~~**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.~~

This Statement of Information was prepared on: 17/03/2025 16:34

2 Baldwin Street, Highett Vic 3190



4 2 2

Property Type: House (Res)
Land Size: 647 sqm approx

Agent Comments

Indicative Selling Price
$1,490,000 - $1,570,000
Median House Price
Year ending December 2024: $1,420,500

Comparable Properties



23 Highland Av HIGHETT 3190 (REI)

3 1 2

Price: $1,515,000
Method: Sold Before Auction
Date: 27/02/2025
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments



15 Dalmont St HIGHETT 3190 (REI)

5 2 3

Price: $1,550,000
Method: Auction Sale
Date: 13/02/2025
Property Type: House (Res)

Agent Comments



11 Lawson Pde HIGHETT 3190 (REI/VG)

4 1 2

Price: $1,590,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 581 sqm approx

Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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