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	22 Royal Terrace, Highett Vic 3190

Indicative selling price

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

Range between $790,000 & $860,000

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	1/30 Matthieson St HIGHETT 3190	$885,000	30/11/2024
2	2b Jack Rd CHELTENHAM 3192	$825,000	23/11/2024
3	41 Mount View Rd HIGHETT 3190	$805,000	09/11/2024

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: 17/02/2025 12:47

22 Royal Terrace, Highett Vic 3190



2 1 1

Rooms: 5
Property Type: Unit
Land Size: 215 sqm approx

Agent Comments

Indicative Selling Price
$790,000 - $860,000
Median House Price
Year ending December 2024: $1,420,500

Comparable Properties



1/30 Matthieson St HIGHETT 3190 (REI/VG)

3 1 1

Price: $885,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 325 sqm approx

Agent Comments



2b Jack Rd CHELTENHAM 3192 (REI/VG)

2 1 1

Price: $825,000
Method: Auction Sale
Date: 23/11/2024
Property Type: Unit
Land Size: 237 sqm approx

Agent Comments



41 Mount View Rd HIGHETT 3190 (REI/VG)

2 1 2

Price: $805,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 263 sqm approx

Agent Comments

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

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