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	21 Marshall Avenue, Highett VIC 3190

Indicative selling price

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

Range between $1,750,000 & $1,850,000

Median sale price

Median price $1,405,500 Property Type House Suburb Highett

Period - From 24/08/2024 to 22/02/2025 Source core_logic

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

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

Address of comparable property	Price	Date of sale
4 Locinda Street Highett VIC 3190	$1,730,000	16/11/2024
14 Lansell Avenue Highett VIC 3190	$1,868,000	24/08/2024
20 Wembley Avenue Cheltenham VIC 3192	$1,835,000	18/12/2024

This Statement of Information was prepared on: 25/02/2025