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	46 Wilson Street, Highett VIC 3190

Indicative selling price

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

Range between $1,960,000 & $2,050,000

Median sale price

Median price $1,400,000 Property Type House Suburb Highett

Period - From 24/09/2024 to 22/03/2025 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 for 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
6 King Street Hampton East VIC 3188	$1,907,500	25/10/2024
157 Abbott Street Sandringham VIC 3191	$2,100,000	15/11/2024
21 Marshall Avenue, Highett	$2,000,000	22/03/2025

This Statement of Information was prepared on: 24/03/2025