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	41a Dawn Street, Highett Vic 3190

Indicative selling price

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

Range between $1,350,000 & $1,450,000

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	49a Regent Pde CHELTENHAM 3192	$1,405,000	14/01/2025
2	25 Mary Av HIGHETT 3190	$1,430,000	30/11/2024
3	18a Jackson Rd HIGHETT 3190	$1,450,000	30/10/2024

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: 04/03/2025 15:19

41a Dawn Street, Highett Vic 3190



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
Year ending December 2024: $1,420,500

Comparable Properties



49a Regent Pde CHELTENHAM 3192 (REI)

4 2 2

Price: $1,405,000
Method: Private Sale
Date: 14/01/2025
Property Type: Townhouse (Single)
Land Size: 344 sqm approx

Agent Comments



25 Mary Av HIGHETT 3190 (REI/VG)

4 2 2

Price: $1,430,000
Method: Auction Sale
Date: 30/11/2024
Property Type: Townhouse (Res)
Land Size: 283 sqm approx

Agent Comments



18a Jackson Rd HIGHETT 3190 (REI/VG)

4 3 2

Price: $1,450,000
Method: Private Sale
Date: 30/10/2024
Property Type: Townhouse (Single)
Land Size: 334 sqm approx

Agent Comments

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840

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