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 Rose Street, Highett Vic 3190

Indicative selling price

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

Range between $1,190,000 & $1,290,000

Median sale price

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

Period - From 20/03/2024 to 19/03/2025 Source Property Data

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	31a Tweed St HIGHETT 3190	$1,305,000	19/11/2024
2	10 Sterling Av HIGHETT 3190	$1,300,000	22/09/2024
3			

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: 20/03/2025 09:56

21 Rose Street, Highett Vic 3190

Nick Sinclair
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Property Type: Townhouse (Single)
Land Size: 335 sqm approx

Agent Comments

Indicative Selling Price
$1,190,000 - $1,290,000
Median House Price
20/03/2024 - 19/03/2025: $1,400,000

Comparable Properties



31a Tweed St HIGHETT 3190 (REI/VG)

3 2 3

Price: $1,305,000
Method: Private Sale
Date: 19/11/2024
Property Type: House

Agent Comments



10 Sterling Av HIGHETT 3190 (REI/VG)

4 2 2

Price: $1,300,000
Method: Private Sale
Date: 22/09/2024
Property Type: Townhouse (Res)

Agent Comments

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.

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