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	24 Clements Street, Highett Vic 3190

Indicative selling price

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

Range between $1,800,000 & $1,950,000

Median sale price

Median price $1,426,000 Property Type House Suburb Highett

Period - From 01/01/2025 to 31/03/2025 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	143 Bay Rd SANDRINGHAM 3191	$1,850,000	14/03/2025
2	73 Linacre Rd HAMPTON 3188	$1,950,000	15/02/2025
3	29 Kinross St HAMPTON EAST 3188	$1,805,000	25/10/2024

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: 22/04/2025 15:20

24 Clements Street, Highett Vic 3190

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4 2 3

Property Type: House

Indicative Selling Price
$1,800,000 - $1,950,000
Median House Price
March quarter 2025: $1,426,000

Comparable Properties



143 Bay Rd SANDRINGHAM 3191 (REI)

4 2 2

Price: $1,850,000
Method: Private Sale
Date: 14/03/2025
Property Type: House (Res)
Land Size: 664 sqm approx

Agent Comments



73 Linacre Rd HAMPTON 3188 (REI/VG)

4 2 2

Price: $1,950,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 495 sqm approx

Agent Comments

29 Kinross St HAMPTON EAST 3188 (VG)

4 - -

Price: $1,805,000
Method: Sale
Date: 25/10/2024
Property Type: House (Res)
Land Size: 359 sqm approx

Agent Comments

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