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	10 Danson 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	38 Ashwood Av HIGHETT 3190	$1,400,000	29/03/2025
2	25 Gilarth St HIGHETT 3190	$1,410,000	28/03/2025
3	10 Albert St HIGHETT 3190	$1,480,000	18/12/2024

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: 03/04/2025 10:08

10 Danson Street, Highett Vic 3190

Ryan Castles
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3 1 3

Property Type: House
Land Size: 652 sqm approx

Agent Comments

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

Comparable Properties



38 Ashwood Av HIGHETT 3190 (REI)

3 1 2

Price: $1,400,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 611 sqm approx

Agent Comments



25 Gilarth St HIGHETT 3190 (REI)

3 2 -

Price: $1,410,000
Method: Sold Before Auction
Date: 28/03/2025
Property Type: House (Res)
Land Size: 659 sqm approx

Agent Comments



10 Albert St HIGHETT 3190 (REI)

3 2 2

Price: $1,480,000
Method: Private Sale
Date: 18/12/2024
Property Type: House

Agent Comments

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