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	3 Hibberd Street, Highett VIC 3190

Indicative selling price

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

Range between $1,200,000 & $1,250,000

Median sale price

Median price $1,370,000 Property Type House Suburb Highett

Period - From 01/03/2025 to 31/08/2025 Source Cotality™

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
9 Joan Street Moorabbin VIC 3189	$1,225,000	26/07/2025
8 Joan Street Moorabbin VIC 3189	$1,225,000	20/03/2025
1343 Nepean Highway Cheltenham VIC 3192	$1,208,500	09/04/2025

This Statement of Information was prepared on: 01/09/2025