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	5b Clyde Street, Highett Vic 3190

Indicative selling price

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

Range between $1,525,000 & $1,600,000

Median sale price

Median price $1,390,000 Property Type House Suburb Highett

Period - From 15/09/2024 to 14/09/2025 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	7a Albert St HIGHETT 3190	$1,500,000	12/07/2025
2	28a Albert St HIGHETT 3190	$1,650,000	05/06/2025
3	40b Miller St HIGHETT 3190	$1,680,000	14/05/2025

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: 15/09/2025 15:53

5b Clyde Street, Highett Vic 3190



3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,525,000 - $1,600,000
Median House Price
15/09/2024 - 14/09/2025: $1,390,000

Comparable Properties



7a Albert St HIGHETT 3190 (REI)

3 2 2

Price: $1,500,000
Method: Auction Sale
Date: 12/07/2025
Property Type: Townhouse (Res)
Land Size: 342 sqm approx

Agent Comments



28a Albert St HIGHETT 3190 (REI/VG)

3 2 2

Price: $1,650,000
Method: Private Sale
Date: 05/06/2025
Property Type: Townhouse (Single)
Land Size: 348 sqm approx

Agent Comments



40b Miller St HIGHETT 3190 (REI/VG)

3 2 1

Price: $1,680,000
Method: Private Sale
Date: 14/05/2025
Property Type: Townhouse (Single)
Land Size: 358 sqm approx

Agent Comments

Account - Buxton | P: 03 9555 0622 | F: 03 9532 2234

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