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	34 Spring Road, 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 $1,400,000 Property Type House Suburb Highett

Period - From 20/08/2024 to 19/08/2025 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	1 Herbert St HIGHETT 3190	$1,380,000	09/08/2025
2	27 Widdop Cr HAMPTON EAST 3188	$1,370,000	02/07/2025
3	29 Clyde St HIGHETT 3190	$1,400,000	27/05/2025

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: 20/08/2025 10:08

34 Spring Road, Highett Vic 3190

Ryan Castles
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4 1 2

Property Type: House
Land Size: 603 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
20/08/2024 - 19/08/2025: $1,400,000

Comparable Properties



1 Herbert St HIGHETT 3190 (REI)

4 1 2

Price: $1,380,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)
Land Size: 512 sqm approx

Agent Comments



27 Widdop Cr HAMPTON EAST 3188 (REI)

3 1 2

Price: $1,370,000
Method: Private Sale
Date: 02/07/2025
Property Type: House
Land Size: 655 sqm approx

Agent Comments

29 Clyde St HIGHETT 3190 (REI)

3 1 2

Price: $1,400,000
Method: Sold Before Auction
Date: 27/05/2025
Property Type: House (Res)
Land Size: 619 sqm approx

Agent Comments

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