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	6a Alfred Street, Highett Vic 3190

Indicative selling price

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

Range between $1,120,000 & $1,180,000

Median sale price

Median price $1,375,000 Property Type House Suburb Highett

Period - From 01/04/2025 to 30/06/2025 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	1/10 Alfred St HIGHETT 3190	$1,100,000	20/05/2025
2	1/8 Enright St HIGHETT 3190	$1,226,000	22/03/2025
3	1/3 Fiddes St MOORABBIN 3189	$1,117,500	12/03/2025

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 10:01

6a Alfred Street, Highett Vic 3190

Property Type:
Agent Comments

Indicative Selling Price
$1,120,000 - $1,180,000
Median House Price
June quarter 2025: $1,375,000

Comparable Properties



1/10 Alfred St HIGHETT 3190 (REI)

3 2 2

Price: $1,100,000
Method: Sold Before Auction
Date: 20/05/2025
Property Type: Unit
Land Size: 310 sqm approx

Agent Comments



1/8 Enright St HIGHETT 3190 (REI)

3 2 -

Price: $1,226,000
Method: Auction Sale
Date: 22/03/2025
Property Type: Townhouse (Res)

Agent Comments



1/3 Fiddes St MOORABBIN 3189 (REI)

3 2 1

Price: $1,117,500
Method: Auction Sale
Date: 12/03/2025
Property Type: House (Res)

Agent Comments

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

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