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	4/11 Alfred Street, Highett Vic 3190

Indicative selling price

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

Range between $1,100,000 & $1,160,000

Median sale price

Median price $1,400,000 Property Type House Suburb Highett

Period - From 01/09/2024 to 31/08/2025 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	3/451 Highett Rd HIGHETT 3190	$1,120,000	16/08/2025
2	14 Florida Ct MOORABBIN 3189	$1,100,000	20/06/2025
3	1/10 Alfred St HIGHETT 3190	$1,100,000	20/05/2025

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: 01/09/2025 13:47

4/11 Alfred Street, Highett Vic 3190



3 1 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,100,000 - $1,160,000
Median House Price
01/09/2024 - 31/08/2025: $1,400,000

Comparable Properties



3/451 Highett Rd HIGHETT 3190 (REI)

3 3 2

Price: $1,120,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Townhouse (Res)

Agent Comments



14 Florida Ct MOORABBIN 3189 (REI/VG)

3 2 1

Price: $1,100,000
Method: Private Sale
Date: 20/06/2025
Property Type: Townhouse (Single)
Land Size: 175 sqm approx

Agent Comments



1/10 Alfred St HIGHETT 3190 (REI/VG)

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

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

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