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	4/1 Albert Street, Highett Vic 3190

Indicative selling price

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

Range between $950,000 & $1,045,000

Median sale price

Median price $1,350,000 Property Type Townhouse Suburb Highett

Period - From 14/10/2024 to 13/10/2025 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	2/1 Albert St HIGHETT 3190	$1,110,000	15/09/2025
2	3/451 Highett Rd HIGHETT 3190	$1,120,000	16/08/2025
3	4 Cloyne St HIGHETT 3190	$1,090,000	17/04/2025

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: 14/10/2025 17:11

4/1 Albert Street, Highett Vic 3190

KAY & BURTON



3 2 0

Rooms: 5
Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$950,000 - $1,045,000
Median Townhouse Price
14/10/2024 - 13/10/2025: $1,350,000

Comparable Properties



2/1 Albert St HIGHETT 3190 (REI)

3 2 1

Price: $1,110,000
Method: Sold Before Auction
Date: 15/09/2025
Property Type: Townhouse (Res)

Agent Comments



3/451 Highett Rd HIGHETT 3190 (REI/VG)

3 3 2

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

Agent Comments



4 Cloyne St HIGHETT 3190 (REI/VG)

3 2 2

Price: $1,090,000
Method: Private Sale
Date: 17/04/2025
Property Type: House
Land Size: 214 sqm approx

Agent Comments

Account - Kay & Burton | P: 03 9592 6522 | F: 03 9592 6566

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