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	50 Nicol Street, Highett Vic 3190

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,445,500 Property Type House Suburb Highett

Period - From 01/07/2025 to 30/09/2025 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	16 Lawson Pde HIGHETT 3190	$1,280,000	27/09/2025
2	2/1 Albert St HIGHETT 3190	$1,110,000	15/09/2025
3	31b Sandford St HIGHETT 3190	$1,280,000	11/09/2025

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: 16/10/2025 11:02

50 Nicol Street, Highett Vic 3190

JellisCraig



3 2 2

Property Type: House

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
September quarter 2025: $1,445,500

Comparable Properties



16 Lawson Pde HIGHETT 3190 (REI)

3 2 2

Price: $1,280,000
Method: Private Sale
Date: 27/09/2025
Property Type: House
Land Size: 604 sqm approx

Agent Comments



2/1 Albert St HIGHETT 3190 (REI/VG)

3 2 1

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

Agent Comments



31b Sandford St HIGHETT 3190 (REI/VG)

3 2 2

Price: $1,280,000
Method: Sold Before Auction
Date: 11/09/2025
Property Type: Townhouse (Res)
Land Size: 462 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

REIV THE DIFFERENCE | propertydata.com.au

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