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	3 Cloyne Street, Highett Vic 3190

Indicative selling price

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

Range between $1,300,000 & $1,400,000

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	1 Stuart Av CHELTENHAM 3192	$1,478,000	22/09/2025
2	34 Spring Rd HIGHETT 3190	$1,401,000	18/09/2025
3	34 Turner Rd HIGHETT 3190	$1,380,000	27/08/2025

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: 21/10/2025 09:42

3 Cloyne Street, Highett Vic 3190



3 1 4

Rooms: 7
Property Type: House
Land Size: 690 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
September quarter 2025: $1,445,500

Comparable Properties



1 Stuart Av CHELTENHAM 3192 (REI/VG)

3 1 1

Price: $1,478,000
Method: Private Sale
Date: 22/09/2025
Property Type: House
Land Size: 690 sqm approx

Agent Comments



34 Spring Rd HIGHETT 3190 (REI)

4 1 1

Price: $1,401,000
Method: Sold Before Auction
Date: 18/09/2025
Property Type: House (Res)
Land Size: 603 sqm approx

Agent Comments



34 Turner Rd HIGHETT 3190 (REI)

2 1 2

Price: $1,380,000
Method: Private Sale
Date: 27/08/2025
Property Type: House (Res)
Land Size: 739 sqm approx

Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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