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	40b Matthieson Street, Highett Vic 3190

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,427,500 Property Type Townhouse Suburb Highett

Period - From 28/10/2024 to 27/10/2025 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	31b Sandford St HIGHETT 3190	$1,280,000	11/09/2025
2	65 Wingrove St CHELTENHAM 3192	$1,275,000	21/05/2025
3			

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: 28/10/2025 10:49

40b Matthieson Street, Highett Vic 3190



Property Type:
Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median Townhouse Price
28/10/2024 - 27/10/2025: $1,427,500

Comparable Properties



31b Sandford St HIGHETT 3190 (REI/VG)

3 2 2

Agent Comments

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



65 Wingrove St CHELTENHAM 3192 (REI/VG)

4 3 3

Agent Comments

Price: $1,275,000
Method: Private Sale
Date: 21/05/2025
Property Type: Townhouse (Single)
Land Size: 286 sqm approx

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.

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

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