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	24 Royalty Avenue, Highett Vic 3190

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

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

Period - From 01/10/2024 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	3 Hibberd St HIGHETT 3190	$1,200,000	04/09/2025
2	4 Sybil St HAMPTON EAST 3188	$1,230,000	12/07/2025
3	152 Wickham Rd HIGHETT 3190	$1,145,000	21/06/2025

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: 10/11/2025 10:01

24 Royalty Avenue, Highett Vic 3190



3 1 2

Property Type:
Land Size: 585m2 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending September 2025: $1,400,000

Comparable Properties



3 Hibberd St HIGHETT 3190 (REI/VG)

3 1 2

Price: $1,200,000
Method: Private Sale
Date: 04/09/2025
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments



4 Sybil St HAMPTON EAST 3188 (REI/VG)

3 1 1

Price: $1,230,000
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 706 sqm approx

Agent Comments



152 Wickham Rd HIGHETT 3190 (REI)

3 1 4

Price: $1,145,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 632 sqm approx

Agent Comments

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840

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