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<br>Including suburb and postcode | 37B Peterson Street, Highett Vic 3190 |

## Indicative selling price

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

Range between $1,250,000 & $1,375,000

## Median sale price

Median price $1,435,000 Property Type Townhouse Suburb Highett

Period - From 20/11/2024 to 19/11/2025 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 | 46 Gipsy Way SANDRINGHAM 3191 | $1,400,000 | 06/11/2025 |
| 2 | 71B Abbott St SANDRINGHAM 3191 | $1,425,000 | 14/07/2025 |
| 3 | 1/32b Charming St HAMPTON EAST 3188 | $1,320,000 | 09/07/2025 |

**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: 20/11/2025 17:28

# 37B Peterson Street, Highett Vic 3190

JellisCraig

Sarah Gursansky
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3 2 1

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**
$1,250,000 - $1,375,000
**Median Townhouse Price**
20/11/2024 - 19/11/2025: $1,435,000

## Comparable Properties



**46 Gipsy Way SANDRINGHAM 3191 (REI)**

3 2 2

**Price:** $1,400,000
**Method:** Private Sale
**Date:** 06/11/2025
**Property Type:** Townhouse (Single)

Agent Comments



**71B Abbott St SANDRINGHAM 3191 (REI/VG)**

3 2 2

**Price:** $1,425,000
**Method:** Private Sale
**Date:** 14/07/2025
**Property Type:** Townhouse (Single)

Agent Comments



**1/32b Charming St HAMPTON EAST 3188 (VG)**

4 - -

**Price:** $1,320,000
**Method:** Sale
**Date:** 09/07/2025
**Property Type:** Flat/Unit/Apartment (Res)

Agent Comments



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