

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

16 LAWSON PARADE HIGHETT VIC 3190

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,245,000

&

\$1,295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,375,000

Property type

House

Suburb

Highett

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

23 HIGHLAND AVENUE HIGHETT VIC 3190

\$1,515,000

28-Feb-25

11 LAWSON PARADE HIGHETT VIC 3190

\$1,590,000

30-Nov-24

38 ASHWOOD AVENUE HIGHETT VIC 3190

\$1,400,000

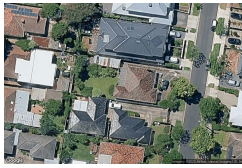
29-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 05 August 2025

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23 HIGHLAND AVENUE HIGHETT VIC 3190

 -  -  -

Sold Price **\$1,515,000** Sold Date **28-Feb-25**

Land Size 604 m² Distance **0.45km**



11 LAWSON PARADE HIGHETT VIC 3190

 4  -  -

Sold Price **\$1,590,000** Sold Date **30-Nov-24**

Land Size 592 m² Distance **0.11km**

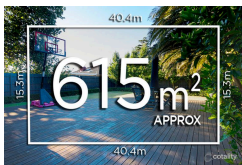


38 ASHWOOD AVENUE HIGHETT VIC 3190

 -  -  1

Sold Price **\$1,400,000** Sold Date **29-Mar-25**

Land Size 616 m² Distance **0.53km**



13 ASHWOOD AVENUE HIGHETT VIC 3190

 3  1  2

Sold Price **\$1,600,000** Sold Date **02-Nov-24**

Land Size 616 m² Distance **0.36km**



18 CLEMENTS STREET HIGHETT VIC 3190

 3  1  2

Sold Price ^{RS} **\$1,370,000** Sold Date **07-May-25**

Land Size 585 m² Distance **0.15km**



34 HIGHLAND AVENUE HIGHETT VIC 3190

 3  1  1

Sold Price **\$1,400,000** Sold Date **25-Oct-24**

Land Size 603 m² Distance **0.5km**

RS = Recent sale UN = Undisclosed Sale

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