Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/451 Highett Road, Highett Vic 3190

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$980,000		&		\$1,070,000					
Median sale p	rice									
Median price	\$842,750	Pro	operty Type	Unit			Suburb	Highett		
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	6/31-35 Wickham Rd HAMPTON EAST 3188	\$1,035,000	09/05/2025
2	2/7 Alfred St HIGHETT 3190	\$1,095,000	30/04/2025
3	2/32 The Crescent HIGHETT 3190	\$995,000	29/03/2025

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:

23/07/2025 13:37



JellisCraig



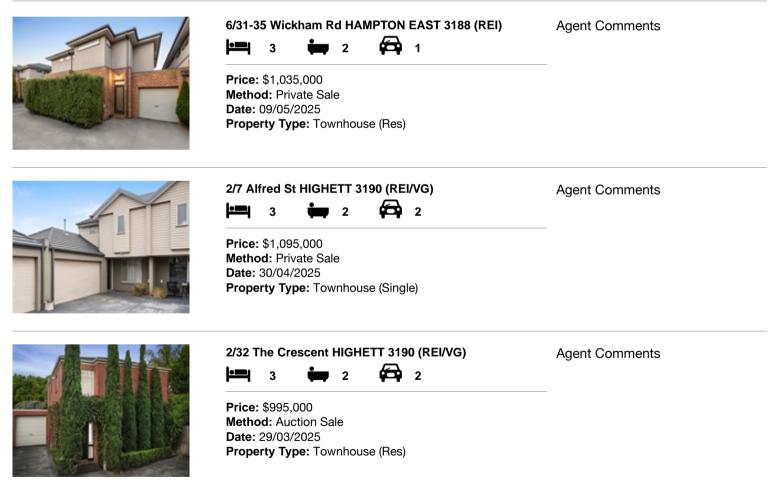


Property Type: Townhouse

Sarah Gursansky 9593 4500 0467 533 309 sarahgursansky@jelliscraig.com.au

> Indicative Selling Price \$980,000 - \$1,070,000 Median Unit Price June quarter 2025: \$842,750

Comparable Properties



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