

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

3/451 Highett Road, Highett Vic 3190

Indicative selling price

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

Range between \$980,000

&

\$1,070,000

Median sale price

Median price \$842,750

Property Type Unit

Suburb Highett

Period - From 01/04/2025

to 30/06/2025

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	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

3/451 Highett Road, Highett Vic 3190

JellisCraig

Sarah Gursansky

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Indicative Selling Price

\$980,000 - \$1,070,000

Median Unit Price

June quarter 2025: \$842,750



 3  3  2

Property Type: Townhouse

Comparable Properties



6/31-35 Wickham Rd HAMPTON EAST 3188 (REI)

Agent Comments

 3  2  1

Price: \$1,035,000

Method: Private Sale

Date: 09/05/2025

Property Type: Townhouse (Res)



2/7 Alfred St HIGHETT 3190 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,095,000

Method: Private Sale

Date: 30/04/2025

Property Type: Townhouse (Single)



2/32 The Crescent HIGHETT 3190 (REI/VG)

Agent Comments

 3  2  2

Price: \$995,000

Method: Auction Sale

Date: 29/03/2025

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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