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



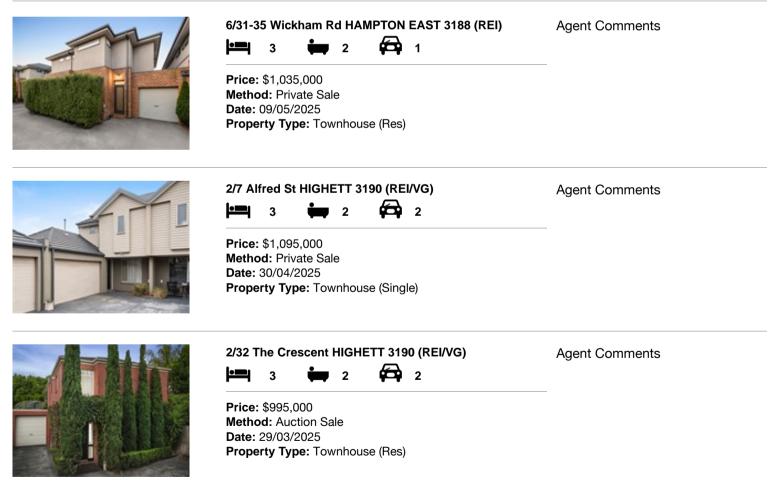


Property Type: Townhouse

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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