

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

2A STANTON STREET 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

\$1,650,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,395,000

Property type

House

Suburb

Highett

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

2A ALBERT STREET HIGHETT VIC 3190	\$1,780,000	27-Feb-25
46B DONALD STREET HIGHETT VIC 3190	\$1,850,000	17-Apr-25
24C WINGATE STREET BENTLEIGH EAST VIC 3165	\$1,986,000	16-May-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: 01 July 2025

Agent comments: 10b Dennis Street, Highett half a street way sold for \$1,708,000 in 2024.

consumer.vic.gov.au





2A ALBERT STREET HIGHETT VIC 3190

Sold Price

\$1,780,000

Sold Date

27-Feb-25



4



3



2

Distance

1.68km



46B DONALD STREET HIGHETT VIC 3190

Sold Price

\$1,850,000

Sold Date

17-Apr-25



4



3



1

Distance

1.62km



24C WINGATE STREET BENTLEIGH EAST VIC 3165

Sold Price

^{RS} **\$1,986,000**

Sold Date

16-May-25



3



3



-

Distance

2.16km

RS = Recent sale

UN = Undisclosed Sale

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