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

12/477 Highett Road, Highett Vic 3190

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$600,000		&		\$660,000					
Median sale pi	rice									
Median price	\$706,000	Pro	operty Type	Unit			Suburb	Highett		
Period - From	15/07/2024	to	14/07/2025		So	urce	Property	/ Data		

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	239/284-286 highett Rd HIGHETT 3190	\$580,000	01/07/2025
2	206/1a Turner Rd HIGHETT 3190	\$680,000	23/06/2025
3	7/278 Highett Rd HIGHETT 3190	\$565,000	16/04/2025

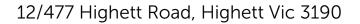
OR

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:

15/07/2025 10:19





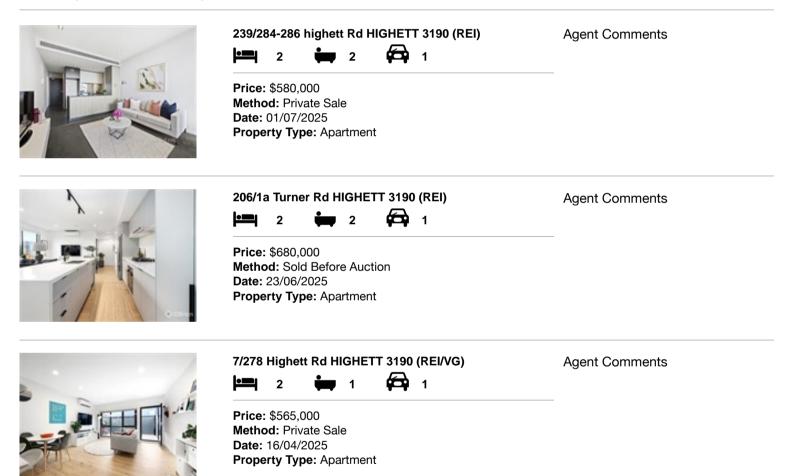




Property Type: Agent Comments Stephen Tickell 03 9521 9800 0418 177 565 stephen.tickell@belleproperty.com

Indicative Selling Price \$600,000 - \$660,000 Median Unit Price 15/07/2024 - 14/07/2025: \$706,000

Comparable Properties



Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840



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