

# 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

48 Matthieson Street, Highett Vic 3190

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,350,000

### Median sale price

Median price \$1,435,000 Property Type House Suburb Highett

Period - From 11/11/2023 to 10/11/2024 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	35 Middleton St HIGHETT 3190	\$1,455,000	14/06/2024
2	30 Sunray Av CHELTENHAM 3192	\$1,380,000	07/06/2024
3	7 Rodney St MOORABBIN 3189	\$1,360,000	25/05/2024

**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:

11/11/2024 09:21



3   1   1

**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 694 m<sup>2</sup> Approx sqm  
 approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,300,000 - \$1,350,000  
**Median House Price**  
 11/11/2023 - 10/11/2024: \$1,435,000

## Comparable Properties



**35 Middleton St HIGHETT 3190 (REI)**

Agent Comments

3   1   2

**Price:** \$1,455,000  
**Method:** Sold Before Auction  
**Date:** 14/06/2024  
**Property Type:** House (Res)  
**Land Size:** 627 sqm approx



**30 Sunray Av CHELTENHAM 3192 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$1,380,000  
**Method:** Private Sale  
**Date:** 07/06/2024  
**Property Type:** House  
**Land Size:** 832 sqm approx



**7 Rodney St MOORABBIN 3189 (REI)**

Agent Comments

4   1   2

**Price:** \$1,360,000  
**Method:** Auction Sale  
**Date:** 25/05/2024  
**Property Type:** House (Res)  
**Land Size:** 688 sqm approx

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