

# 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

4a Donald 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

\$1,580,000

&

\$1,680,000

### Median sale price\*

Median price

Property Type

Suburb

Period - From

to

Source

### 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	19a Davie Av CHELTENHAM 3192	\$1,590,000	10/07/2024
2	23b Middleton St HIGHETT 3190	\$1,610,000	28/06/2024
3	40A Highland Av HIGHETT 3190	\$1,747,000	22/06/2024

**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:

20/08/2024 10:49

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



4   2   2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**  
\$1,580,000 - \$1,680,000  
**No median price available**

## Comparable Properties



**19a Davie Av CHELTENHAM 3192 (REI)**

Agent Comments

4   3   2

**Price:** \$1,590,000

**Method:** Private Sale

**Date:** 10/07/2024

**Property Type:** Townhouse (Res)



**23b Middleton St HIGHETT 3190 (REI)**

Agent Comments

4   2   2

**Price:** \$1,610,000

**Method:** Private Sale

**Date:** 28/06/2024

**Property Type:** Townhouse (Single)



**40A Highland Av HIGHETT 3190 (REI)**

Agent Comments

4   3   2

**Price:** \$1,747,000

**Method:** Auction Sale

**Date:** 22/06/2024

**Property Type:** Townhouse (Res)

**Account - Flare Real Estate** | P: 03 9533 0999 | F: 03 9533 0900