

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

7/278 HIGHETT ROAD 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,500

Property type

Unit

Suburb

Highett

Period-from

01 Apr 2024

to

31 Mar 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

103/2A MAJOR STREET HIGHETT VIC 3190	\$550,000	30-Oct-24
107/2A MAJOR STREET HIGHETT VIC 3190	\$525,000	22-Jan-25
305/2A MAJOR STREET HIGHETT VIC 3190	\$567,500	24-Dec-24

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 April 2025

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**103/2A MAJOR STREET HIGHETT
VIC 3190**

Sold Price

\$550,000

Sold Date

30-Oct-24
 2
 2
 -

Distance

0.06km

**107/2A MAJOR STREET HIGHETT
VIC 3190**

Sold Price

\$525,000

Sold Date

22-Jan-25
 2
 2
 1

Distance

0.06km

**305/2A MAJOR STREET HIGHETT
VIC 3190**

Sold Price

\$567,500

Sold Date

24-Dec-24
 2
 2
 1

Distance

0.06km
RS = Recent sale

UN = Undisclosed Sale

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