

# 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

11/29 Graham Road, 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 \$435,000 & \$450,000

### Median sale price\*

Median price Property Type Suburb Highett

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	1/35 Tulip Gr CHELTENHAM 3192	\$435,000	25/07/2024
2	208/37 Genoa St MOORABBIN 3189	\$435,000	20/05/2024
3	4/2 Alfred St HIGHETT 3190	\$445,000	23/03/2024

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: 19/08/2024 12:02

\* 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.

11/29 Graham Road, Highett Vic 3190

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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**  
\$435,000 - \$450,000  
**No median price available**

## Comparable Properties



1/35 Tulip Gr CHELTENHAM 3192 (REI)

Agent Comments

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**Price:** \$435,000

**Method:** Private Sale

**Date:** 25/07/2024

**Property Type:** Apartment

208/37 Genoa St MOORABBIN 3189 (VG)

Agent Comments

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**Price:** \$435,000

**Method:** Sale

**Date:** 20/05/2024

**Property Type:** Strata Unit/Flat



4/2 Alfred St HIGHETT 3190 (REI/VG)

Agent Comments

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**Price:** \$445,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** Unit

Account - Jellis Craig



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