

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

208/6 Dart Street, Highett Vic 3190

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$600,000

Median sale price

Median price \$608,500 Property Type Unit Suburb Highett

Period - From 16/10/2023 to 15/10/2024 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	209/2a Major St HIGHETT 3190	\$532,500	24/09/2024
2	201/15 Major St HIGHETT 3190	\$625,000	05/06/2024
3	207/15 Major St HIGHETT 3190	\$600,000	02/05/2024

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: 16/10/2024 16:48



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

16/10/2023 - 15/10/2024: \$608,500

Comparable Properties



209/2a Major St HIGHETT 3190 (REI)

Agent Comments

 2  2  1

Price: \$532,500

Method: Private Sale

Date: 24/09/2024

Property Type: Apartment



201/15 Major St HIGHETT 3190 (REI/VG)

Agent Comments

 2  2  2

Price: \$625,000

Method: Private Sale

Date: 05/06/2024

Property Type: Apartment



207/15 Major St HIGHETT 3190 (REI/VG)

Agent Comments

 2  1  2

Price: \$600,000

Method: Private Sale

Date: 02/05/2024

Property Type: Apartment