

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

43 Nicol Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

Median sale price

Median price \$1,400,000 Property Type House Suburb Highett

Period - From 03/02/2024 to 02/02/2025 Source Property Data

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	4 Locinda St HIGHETT 3190	\$1,730,000	16/11/2024
2	41 Gwenda Av MOORABBIN 3189	\$1,850,000	24/08/2024
3	14 Lansell Av HIGHETT 3190	\$1,868,000	24/08/2024

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:

03/02/2025 15:36



Property Type: House

Comparable Properties



4 Locinda St HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$1,730,000

Method: Private Sale

Date: 16/11/2024

Property Type: House

Land Size: 642 sqm approx



41 Gwenda Av MOORABBIN 3189 (REI/VG)

Agent Comments



Price: \$1,850,000

Method: Sold Before Auction

Date: 24/08/2024

Property Type: House (Res)

Land Size: 762 sqm approx



14 Lansell Av HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$1,868,000

Method: Auction Sale

Date: 24/08/2024

Property Type: House (Res)

Land Size: 613 sqm approx