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	43 Nicol Street, Highett Vic 3190
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,750,000	&	\$1,850,000
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Median sale price

Median price	\$1,400,000	Pro	perty Type	House		Suburb	Highett
Period - From	03/02/2024	to	02/02/2025	Se	ource	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.

Ad	dress 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





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Indicative Selling Price \$1,750,000 - \$1,850,000 **Median House Price** 03/02/2024 - 02/02/2025: \$1,400,000



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)

Price: \$1,850,000

Method: Sold Before Auction

Date: 24/08/2024

Property Type: House (Res) Land Size: 762 sqm approx

Agent Comments



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

Account - Jellis Craig | P: 03 9194 1200





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