

# 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

31B Jackson 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 \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$692,500

Property Type Unit

Suburb Highett

Period - From 01/10/2024

to 31/12/2024

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	3b Warren Rd CHELTENHAM 3192	\$1,385,000	20/12/2024
2	192a Wickham Rd HIGHETT 3190	\$1,295,000	26/10/2024
3	95a Wickham Rd HAMPTON EAST 3188	\$1,285,000	11/09/2024

**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:

05/02/2025 11:19



**Property Type:** Townhouse

## Comparable Properties



**3b Warren Rd CHELTENHAM 3192 (REI)**

Agent Comments



**Price:** \$1,385,000

**Method:** Private Sale

**Date:** 20/12/2024

**Property Type:** Townhouse (Single)

**192a Wickham Rd HIGHETT 3190 (REI)**

Agent Comments



**Price:** \$1,295,000

**Method:** Auction Sale

**Date:** 26/10/2024

**Property Type:** Townhouse (Res)



**95a Wickham Rd HAMPTON EAST 3188 (REI/VG)**

Agent Comments



**Price:** \$1,285,000

**Method:** Sold Before Auction

**Date:** 11/09/2024

**Property Type:** Townhouse (Res)

**Land Size:** 293 sqm approx