Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

| Address | 31B Jackson Road, Highett Vic 3190 |
|----------------------|------------------------------------|
| Including suburb and | - |
| postcode | |
| | |

Indicative selling price

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

| Range between \$1,200,000 | & | \$1,300,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

Median sale price

| Median price | \$692,500 | Pro | perty Type U | nit | | Suburb | Highett |
|---------------|------------|-----|--------------|-----|-------|--------|---------|
| Period - From | 01/10/2024 | to | 31/12/2024 | So | ource | 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

| | areas or comparable property | 1 1100 | 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 |
|--|------------------|



Date of sale



Kosta Mesaritis 9593 4500 0412 117 529 kostamesaritis@jelliscraig.com.au

Indicative Selling Price \$1,200,000 - \$1,300,000 Median Unit Price December quarter 2024: \$692,500



Property Type: Townhouse

Comparable Properties



3b Warren Rd CHELTENHAM 3192 (REI)

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Price: \$1,385,000 **Method:** Private Sale **Date:** 20/12/2024

Property Type: Townhouse (Single)

Agent Comments

192a Wickham Rd HIGHETT 3190 (REI)

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a .

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)

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Price: \$1,285,000

Method: Sold Before Auction

Date: 11/09/2024

Property Type: Townhouse (Res) **Land Size:** 293 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





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