

# 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

4/11 Alfred Street, 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 \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,210,000 Property Type Townhouse Suburb Highett

Period - From 17/02/2024 to 16/02/2025 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	1b Linton St MOORABBIN 3189	\$1,117,500	30/01/2025
2	1/14 The Crescent HIGHETT 3190	\$1,135,000	23/11/2024
3	31b Beaumaris Pde HIGHETT 3190	\$1,160,000	19/10/2024

**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: 17/02/2025 13:41



3 1.5 2

**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median Townhouse Price**  
17/02/2024 - 16/02/2025: \$1,210,000

3 1 2 3

## Comparable Properties



**1b Linton St MOORABBIN 3189 (REI)**

[Agent Comments](#)

3 2 2

**Price:** \$1,117,500  
**Method:** Private Sale  
**Date:** 30/01/2025  
**Property Type:** Townhouse (Single)



**1/14 The Crescent HIGHETT 3190 (REI/VG)**

[Agent Comments](#)

3 2 1

**Price:** \$1,135,000  
**Method:** Auction Sale  
**Date:** 23/11/2024  
**Property Type:** Townhouse (Res)



**31b Beaumaris Pde HIGHETT 3190 (REI/VG)**

[Agent Comments](#)

3 2 2

**Price:** \$1,160,000  
**Method:** Auction Sale  
**Date:** 19/10/2024  
**Property Type:** Townhouse (Single)

**Account - Hodges** | P: 03 95846500 | F: 03 95848216