

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

25 James Avenue Highett

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$1,700,000

&

\$1,850,000

## Median sale price

Median price

\$1,460,000

Property type

House

Suburb

Highett

Period - From

01/04/2022

30/06/2022

Source

REIV

## Comparable property sales

**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
13 Clements Street Highett	\$1,990,000	06/08/2022
44 Tibrockney Street Highett	\$1,971,000	04/06/2022
15 Seaton Road Highett	\$2,100,000	21/05/2022

**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:

30/08/2022