

## 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

29/7-13 GRAHAM ROAD HIGHETT VIC 3190

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$869,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Highett

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

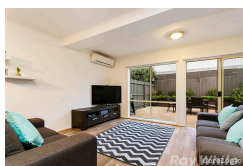
Date of sale

11/7-13 GRAHAM ROAD HIGHETT VIC 3190	\$825,000	25-Feb-23
47/15-19 GRAHAM ROAD HIGHETT VIC 3190	\$885,000	10-Feb-24
55/15-19 GRAHAM ROAD HIGHETT VIC 3190	\$850,000	25-Mar-23

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 6 months.~~

This Statement of Information was prepared on: 24 May 2024



**11/7-13 GRAHAM ROAD HIGHETT  
VIC 3190**

Sold Price

**\$825,000**

Sold Date

**25-Feb-23**



3



2



1

Distance

**0.07km**



**47/15-19 GRAHAM ROAD HIGHETT  
VIC 3190**

Sold Price

**\$885,000**

Sold Date

**10-Feb-24**



3



1



2

Distance

**0.15km**



**55/15-19 GRAHAM ROAD HIGHETT  
VIC 3190**

Sold Price

**\$850,000**

Sold Date

**25-Mar-23**



2



1



2

Distance

**0.17km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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