

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

9 Karen Street, Highett Vic 3190

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,394,444 Property Type House Suburb Highett

Period - From 28/01/2024 to 27/01/2025 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	42 Bulli St MOORABBIN 3189	\$920,000	15/11/2024
2	239 Chesterville Rd MOORABBIN 3189	\$952,800	06/09/2024
3			

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: 28/01/2025 10:38



 4  1  2

Property Type: House
Land Size: 694 sqm approx
Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

28/01/2024 - 27/01/2025: \$1,394,444

Comparable Properties



42 Bulli St MOORABBIN 3189 (REI)

Agent Comments

 4  2  1

Price: \$920,000
Method: Private Sale
Date: 15/11/2024
Property Type: House
Land Size: 422 sqm approx



239 Chesterville Rd MOORABBIN 3189 (REI/VG)

Agent Comments

 3  1  2

Price: \$952,800
Method: Private Sale
Date: 06/09/2024
Property Type: House
Land Size: 597 sqm approx

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.