

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

1/7 Alfred Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,240,000

&

\$1,310,000

Median sale price

Median price \$1,412,500

Property Type Townhouse

Suburb Highett

Period - From 06/01/2025

to

05/01/2026

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	2/18 Wilson St CHELTENHAM 3192	\$1,330,000	29/11/2025
2	3/7 Alfred St HIGHETT 3190	\$1,200,000	19/11/2025
3	3/8 Dawn St HIGHETT 3190	\$1,241,000	15/11/2025

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:

06/01/2026 13:07



 3  2  2

Property Type: Townhouse (Res)

Land Size: 221 sqm approx

Agent Comments

Indicative Selling Price

\$1,240,000 - \$1,310,000

Median Townhouse Price

06/01/2025 - 05/01/2026: \$1,412,500

Comparable Properties



2/18 Wilson St CHELTENHAM 3192 (REI)

Agent Comments

 3  2  2

Price: \$1,330,000

Method: Auction Sale

Date: 29/11/2025

Property Type: Townhouse (Res)

Land Size: 263 sqm approx



3/7 Alfred St HIGHETT 3190 (REI)

Agent Comments

 3  2  2

Price: \$1,200,000

Method: Private Sale

Date: 19/11/2025

Property Type: Townhouse (Single)

Land Size: 178 sqm approx



3/8 Dawn St HIGHETT 3190 (REI)

Agent Comments

 3  2  2

Price: \$1,241,000

Method: Sold Before Auction

Date: 15/11/2025

Property Type: Townhouse (Res)

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480