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 Herbert Street, Highett Vic 3190

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,426,000	Pro	operty Type	Hou	ISE		Suburb	Highett
Period - From	01/01/2025	to	31/03/2025		So	urce	REIV	

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.

Ad	dress of comparable property	Price	Date of sale
1	390 Bay Rd CHELTENHAM 3192	\$1,280,000	17/05/2025
2	17 Henry St HIGHETT 3190	\$1,250,000	05/05/2025
3	31 Dawn St HIGHETT 3190	\$1,270,000	13/03/2025

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:

25/06/2025 14:54



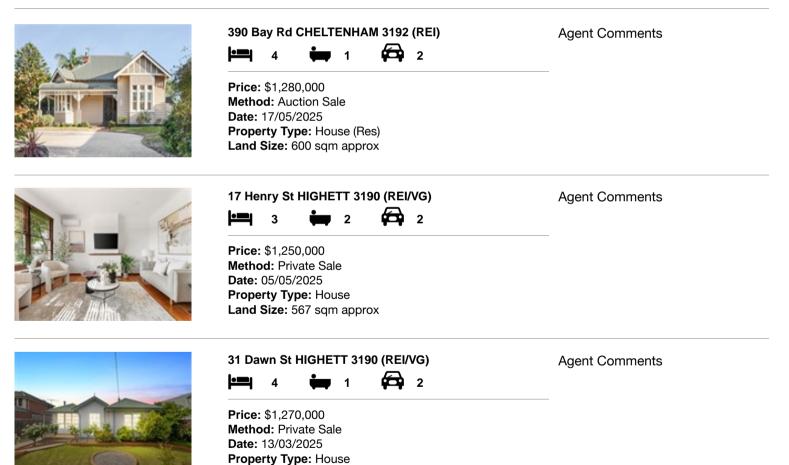






Property Type: House (Res) **Land Size:** 512 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price March quarter 2025: \$1,426,000

Comparable Properties



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



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Land Size: 590 sqm approx

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.