

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

24 Clements Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,800,000

&

\$1,950,000

Median sale price

Median price \$1,426,000

Property Type House

Suburb Highett

Period - From 01/01/2025

to

31/03/2025

Source 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.

	Address of comparable property	Price	Date of sale
1	143 Bay Rd SANDRINGHAM 3191	\$1,850,000	14/03/2025
2	73 Linacre Rd HAMPTON 3188	\$1,950,000	15/02/2025
3	29 Kinross St HAMPTON EAST 3188	\$1,805,000	25/10/2024

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:

22/04/2025 15:20



4 2 3

Property Type: House

Comparable Properties



143 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments

4 2 2

Price: \$1,850,000

Method: Private Sale

Date: 14/03/2025

Property Type: House (Res)

Land Size: 664 sqm approx



73 Linacre Rd HAMPTON 3188 (REI/VG)

Agent Comments

4 2 2

Price: \$1,950,000

Method: Auction Sale

Date: 15/02/2025

Property Type: House (Res)

Land Size: 495 sqm approx

29 Kinross St HAMPTON EAST 3188 (VG)

Agent Comments

4 - -

Price: \$1,805,000

Method: Sale

Date: 25/10/2024

Property Type: House (Res)

Land Size: 359 sqm approx