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	24 Clements Street, Highett Vic 3190
Including suburb and	
postcode	

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	Pro	perty 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.

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Indicative Selling Price \$1,800,000 - \$1,950,000 **Median House Price** March quarter 2025: \$1,426,000





Comparable Properties



143 Bay Rd SANDRINGHAM 3191 (REI)

Price: \$1,850,000 Method: Private Sale Date: 14/03/2025

Property Type: House (Res) Land Size: 664 sqm approx

Agent Comments



73 Linacre Rd HAMPTON 3188 (REI/VG)

Price: \$1,950,000 Method: Auction Sale

Agent Comments

Date: 15/02/2025

Property Type: House (Res) Land Size: 495 sqm approx

29 Kinross St HAMPTON EAST 3188 (VG)

Price: \$1,805,000 Method: Sale

Date: 25/10/2024 Property Type: House (Res) Land Size: 359 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9194 1200





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