

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

3/7 Alfred Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,120,000

&

\$1,200,000

Median sale price

Median price \$1,430,000

Property Type Townhouse

Suburb Highett

Period - From 13/11/2024

to

12/11/2025

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	6/7 Tulip Gr CHELTENHAM 3192	\$1,160,000	13/09/2025
2	4/11 Alfred St HIGHETT 3190	\$1,150,000	30/08/2025
3	13a Barbara St MOORABBIN 3189	\$1,196,000	31/05/2025

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:

13/11/2025 11:40



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$1,120,000 - \$1,200,000
Median Townhouse Price
13/11/2024 - 12/11/2025: \$1,430,000

Comparable Properties



6/7 Tulip Gr CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,160,000
Method: Auction Sale
Date: 13/09/2025
Property Type: Townhouse (Res)



4/11 Alfred St HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 30/08/2025
Property Type: Townhouse (Single)



13a Barbara St MOORABBIN 3189 (REI/VG)

Agent Comments



Price: \$1,196,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Townhouse (Res)
Land Size: 356 sqm approx

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