

# 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

37 Middleton Street, Highett Vic 3190

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,500,000

&

\$1,600,000

### Median sale price

Median price \$1,435,000

Property Type House

Suburb Highett

Period - From 01/04/2024

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 | 2 Baldwin St HIGHETT 3190      | \$1,595,000 | 31/03/2025   |
| 2 | 34 Tulip Gr CHELTENHAM 3192    | \$1,550,000 | 15/02/2025   |
| 3 | 11 Lawson Pde HIGHETT 3190     | \$1,590,000 | 30/11/2024   |

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:

02/05/2025 13:30



 4
  1
  2

**Property Type:** House (Res)

**Land Size:** 685 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,500,000 - \$1,600,000

**Median House Price**

Year ending March 2025: \$1,435,000

## Comparable Properties



**2 Baldwin St HIGHETT 3190 (REI)**

**Agent Comments**

 4
  2
  2

**Price:** \$1,595,000

**Method:** Private Sale

**Date:** 31/03/2025

**Property Type:** House (Res)

**Land Size:** 647 sqm approx



**34 Tulip Gr CHELTENHAM 3192 (REI)**

**Agent Comments**

 3
  1
  2

**Price:** \$1,550,000

**Method:** Auction Sale

**Date:** 15/02/2025

**Property Type:** House (Res)



**11 Lawson Pde HIGHETT 3190 (REI/VG)**

**Agent Comments**

 4
  1
  2

**Price:** \$1,590,000

**Method:** Auction Sale

**Date:** 30/11/2024

**Property Type:** House (Res)

**Land Size:** 581 sqm approx

**Account - Belle Property St Kilda** | P: 03 9593 8733 | F: 03 9537 0372