

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

37B Peterson Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,250,000

&

\$1,375,000

Median sale price

Median price \$1,435,000

Property Type Townhouse

Suburb Highett

Period - From 20/11/2024

to

19/11/2025

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	46 Gipsy Way SANDRINGHAM 3191	\$1,400,000	06/11/2025
2	71B Abbott St SANDRINGHAM 3191	\$1,425,000	14/07/2025
3	1/32b Charming St HAMPTON EAST 3188	\$1,320,000	09/07/2025

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:

20/11/2025 17:28

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3 2 1

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,375,000
Median Townhouse Price
20/11/2024 - 19/11/2025: \$1,435,000

Comparable Properties



46 Gipsy Way SANDRINGHAM 3191 (REI)

Agent Comments

3 2 2

Price: \$1,400,000
Method: Private Sale
Date: 06/11/2025
Property Type: Townhouse (Single)



71B Abbott St SANDRINGHAM 3191 (REI/VG)

Agent Comments

3 2 2

Price: \$1,425,000
Method: Private Sale
Date: 14/07/2025
Property Type: Townhouse (Single)



1/32b Charming St HAMPTON EAST 3188 (VG)

Agent Comments

4 - -

Price: \$1,320,000
Method: Sale
Date: 09/07/2025
Property Type: Flat/Unit/Apartment (Res)