## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

\$1,320,000

#### Property offered for sale

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	Range between	\$1,250,000	&	\$1,375,000
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#### Median sale price

Median price	\$1,435,000	Pro	perty Type To	wnhouse		Suburb	Highett
Period - From	20/11/2024	to	19/11/2025	So	urce	Property	/ Data

### Comparable property sales (\*Delete A or B below as applicable)

1/32b Charming St HAMPTON EAST 3188

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.

Add	ress 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

#### OR

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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



09/07/2025

## **JellisCraig**

Sarah Gursansky 9593 4500 0467 533 309 sarahgursansky@jelliscraig.com.au

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





**Property Type:** Townhouse Agent Comments

# Comparable Properties



46 Gipsy Way SANDRINGHAM 3191 (REI)

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**Price:** \$1,400,000 **Method:** Private Sale **Date:** 06/11/2025

Property Type: Townhouse (Single)

Agent Comments



71B Abbott St SANDRINGHAM 3191 (REI/VG)

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**Price:** \$1,425,000 **Method:** Private Sale **Date:** 14/07/2025

Property Type: Townhouse (Single)

**Agent Comments** 



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

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Price: \$1,320,000 Method: Sale Date: 09/07/2025

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





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