

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

39 Donald Street, Highett Vic 3190

Indicative selling price

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

Range between \$3,100,000

&

\$3,400,000

Median sale price

Median price \$1,505,000

Property Type House

Suburb Highett

Period - From 01/04/2026

to

30/06/2026

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	24 Codrington St SANDRINGHAM 3191	\$3,160,000	31/05/2026
2	107 Sandringham Rd SANDRINGHAM 3191	\$3,375,000	25/04/2026
3			

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:

23/09/2026 15:55

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Indicative Selling Price

\$3,100,000 - \$3,400,000

Median House Price

June quarter 2026: \$1,505,000



 5  5  3

Property Type: House

Comparable Properties



24 Codrington St SANDRINGHAM 3191 (REI)

Agent Comments

 4  2  2

Price: \$3,160,000

Method: Private Sale

Date: 31/05/2026

Property Type: House

Land Size: 976 sqm approx



107 Sandringham Rd SANDRINGHAM 3191 (REI)

Agent Comments

 5  3  3

Price: \$3,375,000

Method: Auction Sale

Date: 25/04/2026

Property Type: House (Res)

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.