## 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	4/11 Alfred Street, Highett Vic 3190
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,100,000	&	\$1,160,000
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#### Median sale price

Median price	\$1,182,500	Pro	perty Type Tow	rnhouse	Suburb	Highett
Period - From	29/05/2024	to	28/05/2025	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.

Ad	dress of comparable property	Price	Date of sale
1	2/2 Turner Rd HIGHETT 3190	\$1,105,000	17/05/2025
2	2/14 The Crescent HIGHETT 3190	\$1,130,000	09/04/2025
3	1/34 Sunray Av CHELTENHAM 3192	\$1,115,000	14/03/2025

#### 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:	29/05/2025 10:11









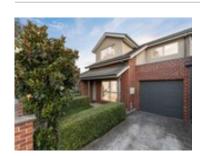
Property Type: Townhouse

(Single)

Agent Comments

**Indicative Selling Price** \$1,100,000 - \$1,160,000 **Median Townhouse Price** 29/05/2024 - 28/05/2025: \$1,182,500

# Comparable Properties



2/2 Turner Rd HIGHETT 3190 (REI)

3

Price: \$1,105,000 Method: Auction Sale Date: 17/05/2025

Property Type: Townhouse (Res) Land Size: 245 sqm approx

Agent Comments



2/14 The Crescent HIGHETT 3190 (REI)

3



Agent Comments

Price: \$1,130,000

Method: Sold Before Auction

Date: 09/04/2025

Property Type: Townhouse (Res)

1/34 Sunray Av CHELTENHAM 3192 (VG)

Price: \$1,115,000 Method: Sale Date: 14/03/2025

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

**Account - Hodges** | P: 03 95846500 | F: 03 95848216



