

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

4/11 Alfred Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,100,000

&

\$1,160,000

Median sale price

Median price \$1,182,500

Property Type Townhouse

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.

Address 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



 3
  1
  2

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
  1
  2

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
  2
  1

Price: \$1,130,000

Method: Sold Before Auction

Date: 09/04/2025

Property Type: Townhouse (Res)

Agent Comments



1/34 Sunray Av CHELTENHAM 3192 (VG)

 3
  -
  -

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