

# 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

46 Nicol Street, Highett Vic 3190

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,100,000

&

\$3,300,000

### Median sale price

Median price \$1,426,000

Property Type House

Suburb Highett

Period - From 01/01/2025

to 31/03/2025

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	4 Holmhurst Ct BRIGHTON EAST 3187	\$3,260,000	13/02/2025
2	138 Ludstone St HAMPTON 3188	\$3,120,000	29/03/2025
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:

25/06/2025 09:59



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Property Type: House

## Comparable Properties

4 Holmhurst Ct BRIGHTON EAST 3187 (REI)

Agent Comments

4 3 4

Price: \$3,260,000

Method:

Date: 13/02/2025

Property Type: House



138 Ludstone St HAMPTON 3188 (REI/VG)

Agent Comments

4 2 2

Price: \$3,120,000

Method: Auction Sale

Date: 29/03/2025

Property Type: House (Res)

Land Size: 790 sqm approx

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.