

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

7/6 THISTLE GROVE HIGHETT VIC 3190

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,500

Property type

Unit

Suburb

Highett

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

| | | |
|--|-----------|-----------|
| 2/1173 NEPEAN HIGHWAY HIGHETT VIC 3190 | \$660,000 | 16-Nov-24 |
| 6/184 WICKHAM ROAD HIGHETT VIC 3190 | \$680,000 | 07-Dec-24 |
| 1/42 BEAUMARIS PARADE HIGHETT VIC 3190 | \$685,000 | 15-Feb-25 |

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 6 months.~~

This Statement of Information was prepared on: 08 March 2025



2/1173 NEPEAN HIGHWAY HIGHETT VIC 3190

2 1 4

Sold Price **\$660,000** Sold Date **16-Nov-24**

Distance **0.59km**



6/184 WICKHAM ROAD HIGHETT VIC 3190

2 1 1

Sold Price **\$680,000** Sold Date **07-Dec-24**

Distance **0.71km**



1/42 BEAUMARIS PARADE HIGHETT VIC 3190

2 1 1

Sold Price ^{RS} **\$685,000** Sold Date **15-Feb-25**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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