

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

7a Jillian Avenue, Highett Vic 3190

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,445,500

Property Type House

Suburb Highett

Period - From 01/07/2025

to 30/09/2025

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	9a Monamie Av HIGHETT 3190	\$1,475,000	11/09/2025
2	5b Clyde St HIGHETT 3190	\$1,530,000	09/09/2025
3	1/44 Tibrockney St HIGHETT 3190	\$1,460,000	02/08/2025

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:

16/10/2025 11:23



3
 3
 2

Property Type: Townhouse

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

September quarter 2025: \$1,445,500

Comparable Properties



9a Monamie Av HIGHETT 3190 (REI)

Agent Comments

3
 2
 2

Price: \$1,475,000

Method: Private Sale

Date: 11/09/2025

Property Type: Townhouse (Res)



5b Clyde St HIGHETT 3190 (REI)

Agent Comments

3
 2
 2

Price: \$1,530,000

Method: Private Sale

Date: 09/09/2025

Property Type: Townhouse (Res)



1/44 Tibrockney St HIGHETT 3190 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,460,000

Method: Private Sale

Date: 02/08/2025

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 9194 1200