

# 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

1/23 Dennis 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 \$900,000 & \$990,000

### Median sale price

Median price \$1,227,000 Property Type Townhouse Suburb Highett

Period - From 19/06/2023 to 18/06/2024 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	2a Maher St HIGHETT 3190	\$950,000	10/02/2024
2	4/1102 Nepean Hwy HIGHETT 3190	\$950,000	04/05/2024
3	2 Sheoak Mews CHELTENHAM 3192	\$930,000	14/06/2024

**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:

19/06/2024 09:21

1/23 Dennis Street, Highett Vic 3190



3 2 1

**Rooms:** 4  
**Property Type:** Townhouse (Res)  
**Land Size:** 230 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median Townhouse Price**  
19/06/2023 - 18/06/2024: \$1,227,000

## Comparable Properties



**2a Maher St HIGHETT 3190 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$950,000  
**Method:** Auction Sale  
**Date:** 10/02/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 153 sqm approx



**4/1102 Nepean Hwy HIGHETT 3190 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 04/05/2024  
**Property Type:** Townhouse (Single)



**2 Sheoak Mews CHELTENHAM 3192 (REI)**

**Agent Comments**

3 1 2

**Price:** \$930,000  
**Method:** Private Sale  
**Date:** 14/06/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 305 sqm approx

**Account - Jellis Craig**



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