

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

11 Clyde Street, Highett Vic 3190

Indicative selling price

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

Range between \$2,100,000

&

\$2,310,000

Median sale price

Median price \$1,435,000

Property Type House

Suburb Highett

Period - From 01/04/2024

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	12b Smith St HAMPTON 3188	\$2,200,000	16/02/2025
2	33a Bateman St HAMPTON 3188	\$2,100,000	07/12/2024
3	58 Sargood St HAMPTON 3188	\$2,190,000	30/10/2024

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:

22/04/2025 16:46

**Property Type:** House (Res)**Land Size:** 647 sqm approx

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,310,000

Median House Price

Year ending March 2025: \$1,435,000

Comparable Properties

**12b Smith St HAMPTON 3188 (REI)**

Agent Comments

**Price:** \$2,200,000**Method:** Private Sale**Date:** 16/02/2025**Property Type:** Townhouse (Single)**Land Size:** 319 sqm approx**33a Bateman St HAMPTON 3188 (REI/VG)**

Agent Comments

**Price:** \$2,100,000**Method:** Private Sale**Date:** 07/12/2024**Property Type:** Townhouse (Single)**Land Size:** 352 sqm approx**58 Sargood St HAMPTON 3188 (REI/VG)**

Agent Comments

**Price:** \$2,190,000**Method:** Private Sale**Date:** 30/10/2024**Property Type:** Townhouse (Res)**Land Size:** 474 sqm approx

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