

# 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

13A Turner Road, 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 \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,430,000 Property Type House Suburb Highett

Period - From 25/03/2023 to 24/03/2024 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	58 Worthing Rd MOORABBIN 3189	\$1,305,000	16/12/2023
2	9 William St MOORABBIN 3189	\$1,260,000	16/12/2023
3	5 Rosewarne Av CHELTENHAM 3192	\$1,135,000	14/03/2024

**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:

25/03/2024 14:22

13A Turner Road, Highett Vic 3190

Ami Russell  
03 9585 5667  
0447 020 608  
amirusell@jellisrcraig.com.au



 3  2  1

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 503 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
25/03/2023 - 24/03/2024: \$1,430,000

## Comparable Properties



**58 Worthing Rd MOORABBIN 3189 (REI/VG)** [Agent Comments](#)

 4  1  2

**Price:** \$1,305,000  
**Method:** Auction Sale  
**Date:** 16/12/2023  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx



**9 William St MOORABBIN 3189 (REI/VG)** [Agent Comments](#)

 4  2  1

**Price:** \$1,260,000  
**Method:** Auction Sale  
**Date:** 16/12/2023  
**Property Type:** House (Res)  
**Land Size:** 538 sqm approx



**5 Rosewarne Av CHELTENHAM 3192 (REI)** [Agent Comments](#)

 4  1  2

**Price:** \$1,135,000  
**Method:** Private Sale  
**Date:** 14/03/2024  
**Property Type:** House  
**Land Size:** 605.14 sqm approx

**Account - Jellis Craig**



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