

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

142 Wickham Road, Highett Vic 3190

Indicative selling price

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

Range between \$1,795,000 & \$1,895,000

Median sale price

Median price \$1,500,000 Property Type House Suburb Highett

Period - From 01/04/2023 to 30/06/2023 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	44 Jack Rd CHELTENHAM 3192	\$1,920,000	25/03/2023
2	104 David St HAMPTON 3188	\$1,900,000	05/04/2023
3	7 Saltair St HAMPTON EAST 3188	\$1,810,000	07/03/2023

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:

03/08/2023 08:22



4 2 2

Rooms: 8
Property Type: House
Land Size: 660 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,795,000 - \$1,895,000
Median House Price
June quarter 2023: \$1,500,000

Comparable Properties



44 Jack Rd CHELTENHAM 3192 (REI/VG)

[Agent Comments](#)

4 3 2

Price: \$1,920,000
Method: Auction Sale
Date: 25/03/2023
Property Type: House (Res)
Land Size: 645 sqm approx



104 David St HAMPTON 3188 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,900,000
Method: Private Sale
Date: 05/04/2023
Property Type: House
Land Size: 602 sqm approx



7 Saltair St HAMPTON EAST 3188 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,810,000
Method: Sold Before Auction
Date: 07/03/2023
Property Type: House (Res)
Land Size: 624 sqm approx

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