

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

144 Wickham Road, Highett Vic 3190

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,400,000 Property Type House Suburb Highett

Period - From 01/10/2022 to 30/09/2023 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	1019 Nepean Hwy MOORABBIN 3189	\$1,370,000	09/09/2023
2	13 Peterson St HIGHETT 3190	\$1,360,000	09/09/2023
3	52 Rowans Rd HIGHETT 3190	\$1,300,100	16/09/2023

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:

30/10/2023 15:03



3 1 3

Property Type: House (Previously Occupied - Detached)

Land Size: 655 sqm approx

[Agent Comments](#)

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
Year ending September 2023: \$1,400,000

Comparable Properties



1019 Nepean Hwy MOORABBIN 3189 (REI)

[Agent Comments](#)

5 2 3

Price: \$1,370,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 800 sqm approx



13 Peterson St HIGHETT 3190 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,360,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 623 sqm approx



52 Rowans Rd HIGHETT 3190 (REI)

[Agent Comments](#)

4 1 4

Price: \$1,300,100

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 586.88 sqm approx