#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	2/3 Sandford Street, Highett Vic 3190
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$680,000	&	\$730,000
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#### Median sale price

Median price	\$688,750	Pro	perty Type Uni	t		Suburb	Highett
Period - From	15/05/2024	to	14/05/2025	So	ource	Property	/ Data

#### 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

Add	dress of comparable property	Price	Date of sale
1	7/6 Thistle Gr HIGHETT 3190	\$660,000	31/03/2025
2	5/184 Wickham Rd HIGHETT 3190	\$730,000	29/03/2025
3	2/24 Mcfarlane Ct HIGHETT 3190	\$742,000	05/12/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/05/2025 09:32









**Property Type:** Unit Agent Comments

Indicative Selling Price \$680,000 - \$730,000 Median Unit Price 15/05/2024 - 14/05/2025: \$688,750

## Comparable Properties



7/6 Thistle Gr HIGHETT 3190 (REI/VG)

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2

1

1

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Price: \$660,000

Method: Sold Before Auction

Date: 31/03/2025 Property Type: Unit

Land Size: 180 sqm approx

Agent Comments



5/184 Wickham Rd HIGHETT 3190 (REI)

2

Price: \$730,000 Method: Private Sale Date: 29/03/2025 Property Type: Unit



6

2

**Agent Comments** 



2/24 Mcfarlane Ct HIGHETT 3190 (REI/VG)

2

Price: \$742,000 Method: Auction Sale



**.** 1



1

**Agent Comments** 

Date: 05/12/2024 Property Type: Unit

Account - Buxton | P: 03 9563 9933





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