

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

2/3 Sandford Street, Highett Vic 3190

Indicative selling price

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

Range between \$680,000 & \$730,000

Median sale price

Median price \$688,750 Property Type Unit Suburb Highett

Period - From 15/05/2024 to 14/05/2025 Source 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	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 comparable properties 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



2
 1
 1

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)

Agent Comments

2
 1
 1

Price: \$660,000

Method: Sold Before Auction

Date: 31/03/2025

Property Type: Unit

Land Size: 180 sqm approx



5/184 Wickham Rd HIGHETT 3190 (REI)

Agent Comments

2
 1
 2

Price: \$730,000

Method: Private Sale

Date: 29/03/2025

Property Type: Unit



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

Agent Comments

2
 1
 1

Price: \$742,000

Method: Auction Sale

Date: 05/12/2024

Property Type: Unit

Account - Buxton | P: 03 9563 9933