

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 Findon Court, Highett Vic 3190

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,210,000

Property Type Townhouse

Suburb Highett

Period - From 06/05/2024

to

05/05/2025

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	1/15a Burt Cr HAMPTON EAST 3188	\$975,000	31/03/2025
2	1/4 Tennyson St HIGHETT 3190	\$940,000	22/02/2025
3	2 Parkview Cr HAMPTON EAST 3188	\$1,095,000	16/11/2024

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:

06/05/2025 10:38

2 Findon Court, Highett Vic 3190



Amanda Thomson

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Indicative Selling Price

\$900,000 - \$990,000

Median Townhouse Price

06/05/2024 - 05/05/2025: \$1,210,000



2 1 2

Property Type: Townhouse
(Single)

Land Size: 246 sqm approx

Agent Comments

Standing tall in lush wraparound gardens, this 2 bed, 1.5 bath home is set to impress with a prestige Euro appliance kitchen north-facing living & alfresco areas, a quiet auto-shuttered bedroom level & auto-garage.

Comparable Properties



1/15a Burt Cr HAMPTON EAST 3188 (REI/VG)

Agent Comments

2 2 1

Price: \$975,000

Method: Private Sale

Date: 31/03/2025

Property Type: Townhouse (Res)



1/4 Tennyson St HIGHETT 3190 (REI/VG)

Agent Comments

2 2 2

Price: \$940,000

Method: Auction Sale

Date: 22/02/2025

Property Type: Townhouse (Res)

Land Size: 165 sqm approx



2 Parkview Cr HAMPTON EAST 3188 (REI/VG)

Agent Comments

2 1 2

Price: \$1,095,000

Method: Auction Sale

Date: 16/11/2024

Property Type: House (Res)

Land Size: 272 sqm approx

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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