

# 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

24 Tweed Street, Highett Vic 3190

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,700,000 & \$1,800,000

### Median sale price

Median price \$1,440,000 Property Type House Suburb Highett

Period - From 28/02/2023 to 28/02/2024 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	7 Gilarth St HIGHETT 3190	\$1,970,000	28/02/2024
2	34 Wilson St HIGHETT 3190	\$1,960,000	24/02/2024
3	24 Evans Av HAMPTON EAST 3188	\$1,765,000	28/10/2023

**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:

29/02/2024 13:39



5   3   2

**Rooms:** 10  
**Property Type:** House (Res)  
**Land Size:** 667 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,700,000 - \$1,800,000  
**Median House Price**  
28/02/2023 - 28/02/2024: \$1,440,000

## Comparable Properties



**7 Gilarth St HIGHETT 3190 (REI)**

[Agent Comments](#)

4   2   2

**Price:** \$1,970,000  
**Method:** Sold Before Auction  
**Date:** 28/02/2024  
**Property Type:** House  
**Land Size:** 641 sqm approx



**34 Wilson St HIGHETT 3190 (REI)**

[Agent Comments](#)

4   2   2

**Price:** \$1,960,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** House (Res)



**24 Evans Av HAMPTON EAST 3188 (REI/VG)**

[Agent Comments](#)

3   2   3

**Price:** \$1,765,000  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** House (Res)  
**Land Size:** 782 sqm approx

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