

# 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

28b Royalty Avenue, Highett Vic 3190

### Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

### Median sale price

Median price \$1,435,000

Property Type House

Suburb Highett

Period - From 01/04/2024

to

31/03/2025

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	4b Stanton St HIGHETT 3190	\$1,490,000	07/04/2025
2	34B Henry St HIGHETT 3190	\$1,370,000	19/03/2025
3	25 Mary Av HIGHETT 3190	\$1,430,000	30/11/2024

**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:

22/05/2025 11:25



4 2 2

**Property Type:** Townhouse (Res)

**Land Size:** 275 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median House Price**

Year ending March 2025: \$1,435,000

## Comparable Properties



**4b Stanton St HIGHETT 3190 (REI)**

Agent Comments

4 3 2

**Price:** \$1,490,000

**Method:** Sold Before Auction

**Date:** 07/04/2025

**Property Type:** Townhouse (Res)



**34B Henry St HIGHETT 3190 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,370,000

**Method:** Private Sale

**Date:** 19/03/2025

**Property Type:** Townhouse (Single)

**Land Size:** 273 sqm approx



**25 Mary Av HIGHETT 3190 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,430,000

**Method:** Auction Sale

**Date:** 30/11/2024

**Property Type:** Townhouse (Res)

**Land Size:** 283 sqm approx

**Account - Belle Property Sandringham** | P: 03 9521 9800 | F: 03 9521 9840