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	28b Royalty Avenue, Highett Vic 3190
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,435,000	Pro	perty 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.

Ad	dress 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













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)

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Price: \$1,490,000

Method: Sold Before Auction

Date: 07/04/2025

Property Type: Townhouse (Res)

Agent Comments



34B Henry St HIGHETT 3190 (REI/VG)

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Agent Comments

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)

1



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Price: \$1,430,000 **Method:** Auction Sale **Date:** 30/11/2024

Property Type: Townhouse (Res) **Land Size:** 283 sqm approx

Agent Comments

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





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