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

3 Dalmont Street, Highett Vic 3190

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$1,400,000		&		\$1,500,000				
Median sale pi	rice								
Median price	\$1,450,000	Pro	operty Type	Hou	ise		Suburb	Highett	
Period - From	20/05/2023	to	19/05/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	11 Barnet St HIGHETT 3190	\$1,540,000	30/04/2024
2	35 Highbury Av HAMPTON EAST 3188	\$1,500,000	17/04/2024
3	403 Highett Rd HIGHETT 3190	\$1,435,000	06/04/2024

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:

20/05/2024 16:27



3 Dalmont Street, Highett Vic 3190



AThomson@hodges.com.au

Indicative Selling Price \$1,400,000 - \$1,500,000

Amanda Thomson 03 9598 1111 0418 266 326





Rooms: 7 Property Type: House Land Size: 609.649 sqm approx

Agent Comments

Median House Price 20/05/2023 - 19/05/2024: \$1,450,000 approx

Backing onto Ashwood Avenue Park in one of Highett's best locations, embrace the rich rustic charm of "Kanandah" a characterful 4BR family home with exposed bricks, stone and timber seamlessly connecting indoors to out.

Comparable Properties



11 Barnet St HIGHETT 3190 (REI)



Price: \$1,540,000 Method: Sold Before Auction Date: 30/04/2024 Property Type: House Land Size: 718 sqm approx Agent Comments

Agent Comments



Price: \$1,500,000 Method: Private Sale Date: 17/04/2024 Property Type: House

Land Size: 622 sqm approx

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403 Highett Rd HIGHETT 3190 (REI)

35 Highbury Av HAMPTON EAST 3188 (REI)

1 1



Agent Comments

Price: \$1,435,000 Method: Auction Sale Date: 06/04/2024 Property Type: House (Res) Land Size: 638 sqm approx

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

propertydata



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