

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,450,000 Property Type House Suburb Highett

Period - From 20/05/2023 to 19/05/2024 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	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



4 1 2

**Rooms:** 7

**Property Type:** House

**Land Size:** 609.649 sqm approx

**Agent Comments**

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.

**Indicative Selling Price**

\$1,400,000 - \$1,500,000

**Median House Price**

20/05/2023 - 19/05/2024: \$1,450,000

## Comparable Properties



**11 Barnet St HIGHETT 3190 (REI)**

**Agent Comments**

4 1 3

**Price:** \$1,540,000

**Method:** Sold Before Auction

**Date:** 30/04/2024

**Property Type:** House

**Land Size:** 718 sqm approx



**35 Highbury Av HAMPTON EAST 3188 (REI)**

**Agent Comments**

4 1 1

**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 17/04/2024

**Property Type:** House

**Land Size:** 622 sqm approx



**403 Highett Rd HIGHETT 3190 (REI)**

**Agent Comments**

3 1 4

**Price:** \$1,435,000

**Method:** Auction Sale

**Date:** 06/04/2024

**Property Type:** House (Res)

**Land Size:** 638 sqm approx