

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

37 Middleton Street, Highett Vic 3190

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

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 | 2 Baldwin St HIGHETT 3190 | \$1,595,000 | 31/03/2025 |
| 2 | 34 Tulip Gr CHELTENHAM 3192 | \$1,550,000 | 15/02/2025 |
| 3 | 11 Lawson Pde HIGHETT 3190 | \$1,590,000 | 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:

02/05/2025 13:30



4 1 2

Property Type: House (Res)

Land Size: 685 sqm approx

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

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

Comparable Properties



2 Baldwin St HIGHETT 3190 (REI)

Agent Comments

4 2 2

Price: \$1,595,000

Method: Private Sale

Date: 31/03/2025

Property Type: House (Res)

Land Size: 647 sqm approx



34 Tulip Gr CHELTENHAM 3192 (REI)

Agent Comments

3 1 2

Price: \$1,550,000

Method: Auction Sale

Date: 15/02/2025

Property Type: House (Res)



11 Lawson Pde HIGHETT 3190 (REI/VG)

Agent Comments

4 1 2

Price: \$1,590,000

Method: Auction Sale

Date: 30/11/2024

Property Type: House (Res)

Land Size: 581 sqm approx

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372