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<br>Including suburb and postcode | 4/20 SANDFORD STREET HIGHETT VIC 3190 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $680,000 | & | $740,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $737,500 | Property type | Unit | Suburb | Highett |
| Period-from | 01 Jun 2025 | to | 31 May 2026 | Source | Cotality |

## 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 6 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 |
|---|---|---|
| 2/10 TURNER ROAD HIGHETT VIC 3190 | $690,000 | 11-Mar-26 |
| 3/6 THISTLE GROVE HIGHETT VIC 3190 | $735,000 | 06-Apr-26 |
| 8/15-19 ARGUS STREET CHELTENHAM VIC 3192 | $738,000 | 11-Jun-26 |

**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 6 months.~~

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**2/10 TURNER ROAD HIGHETT VIC 3190**

2 1 1

Sold Price **$690,000** Sold Date **11-Mar-26**

Distance **0.12km**

**3/6 THISTLE GROVE HIGHETT VIC 3190**

2 1 1

Sold Price **$735,000** Sold Date **06-Apr-26**

Distance **0.65km**

**8/15-19 ARGUS STREET CHELTENHAM VIC 3192**

2 1 2

Sold Price RS **$738,000** Sold Date **11-Jun-26**

Distance **1.12km**

**RS** = Recent sale **UN** = Undisclosed Sale

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