

# 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

43a Gilarth 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 \$1,750,000 & \$1,850,000

### Median sale price

Median price \$1,395,000 Property Type House Suburb Highett

Period - From 01/07/2023 to 30/09/2023 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	20 Desmond Av HIGHETT 3190	\$1,935,000	05/10/2023
2	1/47 Lawson Pde HIGHETT 3190	\$1,850,000	25/08/2023
3	49a Apex Av HAMPTON EAST 3188	\$1,950,000	04/05/2023

**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:

17/10/2023 17:34



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,750,000 - \$1,850,000  
**Median House Price**  
September quarter 2023: \$1,395,000

## Comparable Properties

**20 Desmond Av HIGHETT 3190 (REI)**

Agent Comments



**Price:** \$1,935,000  
**Method:**  
**Date:** 05/10/2023  
**Property Type:** House

**1/47 Lawson Pde HIGHETT 3190 (REI)**

Agent Comments



**Price:** \$1,850,000  
**Method:**  
**Date:** 25/08/2023  
**Property Type:** Townhouse (Single)



**49a Apex Av HAMPTON EAST 3188 (REI)**

Agent Comments



**Price:** \$1,950,000  
**Method:** Sold Before Auction  
**Date:** 04/05/2023  
**Property Type:** House (Res)  
**Land Size:** 356 sqm approx

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