

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

46 Nicol Street, Highett Vic 3190

Indicative selling price

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

Range between \$3,200,000

&

\$3,500,000

Median sale price

Median price \$1,426,000

Property Type House

Suburb Highett

Period - From 01/01/2025

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	9 Le Fevre St SANDRINGHAM 3191	\$3,452,000	05/05/2025
2	138 Thomas St HAMPTON 3188	\$3,360,000	15/03/2025
3			

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:

03/06/2025 15:02



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Property Type: House

Indicative Selling Price
\$3,200,000 - \$3,500,000
Median House Price
March quarter 2025: \$1,426,000

Comparable Properties



9 Le Fevre St SANDRINGHAM 3191 (REI)

Agent Comments

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Price: \$3,452,000
Method: Private Sale
Date: 05/05/2025
Property Type: House (Res)
Land Size: 709 sqm approx



138 Thomas St HAMPTON 3188 (REI)

Agent Comments

4 2 4

Price: \$3,360,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 704 sqm approx

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.