Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	46 Nicol Street, Highett Vic 3190
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$3,200,000	&	\$3,500,000
3 - 1 - 1	, -,,		, -,,

Median sale price

Median price	\$1,426,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Auditor of Comparation property			Date of care
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



Date of sale







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)

Method: Private Sale Date: 05/05/2025

Price: \$3,452,000

Property Type: House (Res) Land Size: 709 sqm approx

Agent Comments



138 Thomas St HAMPTON 3188 (REI)



Agent Comments

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.

Account - Jellis Craig | P: 03 9194 1200





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