

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

5/42 Graham Road, Highett Vic 3190

Indicative selling price

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

Range between \$575,000 & \$625,000

Median sale price

Median price \$618,000 Property Type Unit Suburb Highett

Period - From 10/07/2023 to 09/07/2024 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	5/66 Graham Rd HIGHETT 3190	\$650,000	17/06/2024
2	5/1-5 Highett Gr HIGHETT 3190	\$640,000	18/06/2024
3	201/15 Major St HIGHETT 3190	\$625,000	05/06/2024

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:

10/07/2024 15:29



Property Type: Land
Agent Comments

Indicative Selling Price
\$575,000 - \$625,000
Median Unit Price
10/07/2023 - 09/07/2024: \$618,000

Comparable Properties



5/66 Graham Rd HIGHETT 3190 (REI)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 17/06/2024
Property Type: Townhouse (Res)



5/1-5 Highett Gr HIGHETT 3190 (REI)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 18/06/2024
Property Type: Townhouse (Single)



201/15 Major St HIGHETT 3190 (REI)

Agent Comments



Price: \$625,000
Method: Private Sale
Date: 05/06/2024
Property Type: Apartment

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