

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

61 Rowans Road, Highett Vic 3190

Indicative selling price

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

Range between \$1,090,000 & \$1,150,000

Median sale price

Median price \$1,400,000 Property Type House Suburb Highett

Period - From 01/10/2022 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	39 Rowans Rd HIGHETT 3190	\$1,235,000	23/09/2023
2	197 Wickham Rd MOORABBIN 3189	\$1,225,000	14/10/2023
3	17 Henry St HIGHETT 3190	\$1,210,000	06/05/2023

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:

25/10/2023 10:25



3 1 1

Property Type: House (Res)
Land Size: 610 sqm approx
Agent Comments

Indicative Selling Price
\$1,090,000 - \$1,150,000
Median House Price
Year ending September 2023: \$1,400,000

Comparable Properties



39 Rowans Rd HIGHETT 3190 (REI)

Agent Comments

4 1 2

Price: \$1,235,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 582 sqm approx

197 Wickham Rd MOORABBIN 3189 (REI)

Agent Comments

3 1 2

Price: \$1,225,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 627 sqm approx



17 Henry St HIGHETT 3190 (REI/VG)

Agent Comments

3 1 2

Price: \$1,210,000
Method: Auction Sale
Date: 06/05/2023
Property Type: House (Res)
Land Size: 553 sqm approx

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