

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

7 Gilarth Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,800,000 & \$1,950,000

Median sale price

Median price \$1,455,000 Property Type House Suburb Highett

Period - From 01/10/2023 to 31/12/2023 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	18 Major St HIGHETT 3190	\$1,975,000	31/08/2023
2	17 Neptune St SANDRINGHAM 3191	\$1,875,000	25/10/2023
3	27 Royalty Av HIGHETT 3190	\$1,775,000	14/09/2023

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:

01/02/2024 11:57



Property Type: House (Previously Occupied - Detached)
Land Size: 641 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,950,000
Median House Price
December quarter 2023: \$1,455,000

Comparable Properties



18 Major St HIGHETT 3190 (REI)

Agent Comments



Price: \$1,975,000
Method: Sold Before Auction
Date: 31/08/2023
Property Type: House (Res)



17 Neptune St SANDRINGHAM 3191 (REI/VG)

Agent Comments



Price: \$1,875,000
Method: Sold Before Auction
Date: 25/10/2023
Property Type: House (Res)
Land Size: 585 sqm approx



27 Royalty Av HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$1,775,000
Method: Private Sale
Date: 14/09/2023
Property Type: House
Land Size: 590 sqm approx