

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

5/39 Henry Street, Highett Vic 3190

Indicative selling price

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

Range between \$950,000

&

\$1,030,000

Median sale price

Median price \$720,000

Property Type Unit

Suburb Highett

Period - From 01/07/2024

to

30/06/2025

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	3/24 Jackson Rd HIGHETT 3190	\$952,500	24/05/2025
2	1/15a Burt Cr HAMPTON EAST 3188	\$975,000	31/03/2025
3	2/32 The Crescent HIGHETT 3190	\$995,000	29/03/2025

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:

05/08/2025 11:00



Property Type:
Agent Comments

Indicative Selling Price
\$950,000 - \$1,030,000
Median Unit Price
Year ending June 2025: \$720,000

Comparable Properties



3/24 Jackson Rd HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$952,500
Method: Auction Sale
Date: 24/05/2025
Property Type: Unit
Land Size: 936 sqm approx



1/15a Burt Cr HAMPTON EAST 3188 (REI/VG)

Agent Comments



Price: \$975,000
Method: Private Sale
Date: 31/03/2025
Property Type: Townhouse (Res)



2/32 The Crescent HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$995,000
Method: Auction Sale
Date: 29/03/2025
Property Type: Townhouse (Res)

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