

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 Herbert Street, Highett Vic 3190

Indicative selling price

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

Single price

\$1,595,000

Median sale price

Median price

\$1,445,500

Property Type

House

Suburb

Highett

Period - From

01/07/2025

to

30/09/2025

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	19 Rose St HIGHETT 3190	\$1,550,000	14/10/2025
2	11 Dorothea St HIGHETT 3190	\$1,550,000	02/09/2025
3	19 Clonmult Av HIGHETT 3190	\$1,555,000	30/06/2025

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:

13/12/2025 12:48



 3  1  3

Property Type: House (Res)

Land Size: 701 sqm approx

Agent Comments

Indicative Selling Price

\$1,595,000

Median House Price

September quarter 2025: \$1,445,500

Comparable Properties

19 Rose St HIGHETT 3190 (REI)

Agent Comments

 3  -  -

Price: \$1,550,000

Method: Sold Before Auction

Date: 14/10/2025

Property Type: House (Res)



11 Dorothea St HIGHETT 3190 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,550,000

Method: Sold Before Auction

Date: 02/09/2025

Property Type: House (Res)

Land Size: 767 sqm approx



19 Clonmult Av HIGHETT 3190 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,555,000

Method: Sold Before Auction

Date: 30/06/2025

Property Type: House

Land Size: 618 sqm approx

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