

## 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



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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)



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**Agent Comments****Price:** \$1,550,000**Method:** Sold Before Auction**Date:** 14/10/2025**Property Type:** House (Res)

### 11 Dorothea St HIGHETT 3190 (REI/VG)



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2

**Agent Comments****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)



3



1



2

**Agent Comments****Price:** \$1,555,000**Method:** Sold Before Auction**Date:** 30/06/2025**Property Type:** House**Land Size:** 618 sqm approx**Account - Buxton** | P: 03 9555 0622 | F: 03 9532 2234