

## 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

4/14 TURNER ROAD HIGHETT VIC 3190

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$650,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$647,000

Property type

Unit

Suburb

Highett

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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 6 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 7/6 THISTLE GROVE HIGHETT VIC 3190         | \$660,000 | 26-Mar-25 |
| 4/30 CHESTERVILLE ROAD CHELTENHAM VIC 3192 | \$660,000 | 07-Mar-25 |
| 7/145 PARK ROAD CHELTENHAM VIC 3192        | \$650,000 | 07-Dec-24 |

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 6 months.~~

This Statement of Information was prepared on: 23 May 2025



**7/6 THISTLE GROVE HIGHETT VIC 3190**

Sold Price

**\$660,000**

Sold Date

**26-Mar-25**

2

1

1

Distance

**0.66km**



**4/30 CHESTERVILLE ROAD CHELTENHAM VIC 3192**

Sold Price

Sold Date

**07-Mar-25**

2

1

1

Distance

**1.13km**



**7/145 PARK ROAD CHELTENHAM VIC 3192**

Sold Price

**\$650,000**

Sold Date

**07-Dec-24**

2

1

1

Distance

**1.5km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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