

# 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

33 Henry Street, Highett Vic 3190

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,750,000 & \$1,850,000

### Median sale price

Median price \$1,412,750 Property Type House Suburb Highett

Period - From 01/10/2025 to 31/12/2025 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	14 Allen St HIGHETT 3190	\$2,000,000	28/02/2026
2	13 Sydenham St HIGHETT 3190	\$2,000,000	25/10/2025
3	22 Clements St HIGHETT 3190	\$1,816,000	18/10/2025

**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:

02/03/2026 09:48



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**Property Type:** House  
**Land Size:** 615 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,750,000 - \$1,850,000  
**Median House Price**  
December quarter 2025: \$1,412,750

## Comparable Properties



**14 Allen St HIGHETT 3190 (REI)**

[Agent Comments](#)

3   2   3

**Price:** \$2,000,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** House (Res)



**13 Sydenham St HIGHETT 3190 (REI)**

[Agent Comments](#)

3   2   2

**Price:** \$2,000,000  
**Method:** Auction Sale  
**Date:** 25/10/2025  
**Property Type:** House (Res)



**22 Clements St HIGHETT 3190 (REI)**

[Agent Comments](#)

3   2   2

**Price:** \$1,816,000  
**Method:** Auction Sale  
**Date:** 18/10/2025  
**Property Type:** House (Res)