

## 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

2/31A GRAHAM ROAD HIGHETT VIC 3190

### Indicative selling price

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

Single Price

or range  
between

\$690,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$651,000

Property type

Unit

Suburb

Highett

Period-from

01 Jul 2024

to

30 Jun 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

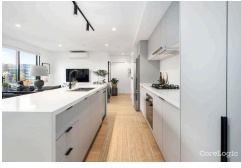
206/1A TURNER ROAD HIGHETT VIC 3190	\$680,000	27-Jun-25
4/14 TURNER ROAD HIGHETT VIC 3190	\$745,000	31-May-25

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: 01 July 2025

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**206/1A TURNER ROAD HIGHETT  
VIC 3190**

2 2 1

Sold Price <sup>RS</sup> **\$680,000** <sup>UN</sup> Sold Date **27-Jun-25**

Distance **0.6km**

**4/14 TURNER ROAD HIGHETT VIC  
3190**

2 1 2

Sold Price <sup>RS</sup> **\$745,000** Sold Date **31-May-25**

Distance **0.78km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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