

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

13 Apex Avenue, Hampton East Vic 3188

Indicative selling price

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

Range between \$3,200,000

&

\$3,500,000

Median sale price

Median price \$1,417,500

Property Type House

Suburb Hampton East

Period - From 29/04/2024

to

28/04/2025

Source

Property Data

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	138 Thomas St HAMPTON 3188	\$3,360,000	15/03/2025
2	12 Canberra Gr BRIGHTON EAST 3187	\$3,600,000	15/01/2025
3	160 South Rd BRIGHTON EAST 3187	\$3,333,333	16/12/2024

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:

29/04/2025 10:15

13 Apex Avenue, Hampton East Vic 3188

**Jellis
Craig**

Jack Liu

9593 4500

0420 222 639

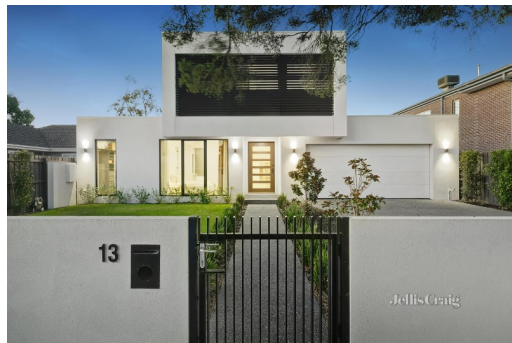
jackliu@jelliscraig.com.au

Indicative Selling Price

\$3,200,000 - \$3,500,000

Median House Price

29/04/2024 - 28/04/2025: \$1,417,500



 5  4  4

Property Type: House

Comparable Properties



138 Thomas St HAMPTON 3188 (REI)

Agent Comments

 4  2  4

Price: \$3,360,000

Method: Auction Sale

Date: 15/03/2025

Property Type: House (Res)

Land Size: 704 sqm approx



12 Canberra Gr BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 4  3  2

Price: \$3,600,000

Method: Private Sale

Date: 15/01/2025

Property Type: House

Land Size: 605 sqm approx



160 South Rd BRIGHTON EAST 3187 (REI)

Agent Comments

 5  3  2

Price: \$3,333,333

Method: Private Sale

Date: 16/12/2024

Property Type: House

Land Size: 609 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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