

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

10a Kinross Street, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,335,000 Property Type Townhouse Suburb Hampton East

Period - From 09/01/2024 to 08/01/2025 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	1a Dumaresq St BRIGHTON EAST 3187	\$1,200,000	07/12/2024
2	1/349 South Rd BRIGHTON EAST 3187	\$1,100,000	11/11/2024
3	4/20-22 Avon St MOORABBIN 3189	\$1,190,000	24/08/2024

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: 09/01/2025 15:35



3 2 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Townhouse Price
09/01/2024 - 08/01/2025: \$1,335,000

Comparable Properties



1a Dumaresq St BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 2

Price: \$1,200,000
Method: Auction Sale
Date: 07/12/2024
Property Type: Townhouse (Res)



1/349 South Rd BRIGHTON EAST 3187 (VG)

Agent Comments

3 - -

Price: \$1,100,000
Method: Sale
Date: 11/11/2024
Property Type: Res Investment - Holiday Accommodation
Land Size: 248 sqm approx



4/20-22 Avon St MOORABBIN 3189 (REI)

Agent Comments

3 2 1

Price: \$1,190,000
Method: Auction Sale
Date: 24/08/2024
Property Type: Townhouse (Res)

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