

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

2/25 Charming Street, Hampton East Vic 3188

Indicative selling price

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

Range between

\$680,000

&

\$740,000

Median sale price

Median price

\$1,151,000

Property Type

Unit

Suburb

Hampton East

Period - From

01/01/2025

to

31/03/2025

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	4/71 Crisp St HAMPTON 3188	\$755,000	17/04/2025
2	18/27 Patterson Rd BENTLEIGH 3204	\$760,000	15/03/2025
3	10/86 Fewster Rd HAMPTON 3188	\$786,000	16/11/2024

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 15:46

2/25 Charming Street, Hampton East Vic 3188



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Indicative Selling Price

\$680,000 - \$740,000

Median Unit Price

March quarter 2025: \$1,151,000



2 1 2

Property Type: Unit

Comparable Properties



4/71 Crisp St HAMPTON 3188 (REI)

Agent Comments

1 1 1

Price: \$755,000
Method: Private Sale
Date: 17/04/2025
Property Type: Unit



18/27 Patterson Rd BENTLEIGH 3204 (VG)

Agent Comments

2 - -

Price: \$760,000
Method: Sale
Date: 15/03/2025
Property Type: Retirement Village Individual Flat/Unit



10/86 Fewster Rd HAMPTON 3188 (REI/VG)

Agent Comments

2 1 1

Price: \$786,000
Method: Auction Sale
Date: 16/11/2024
Property Type: Unit

Account - Jellis Craig | P: 03 9194 1200



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