

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

10 WICKHAM ROAD HAMPTON EAST VIC 3188

Indicative selling price

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

Single Price

\$1,300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,376,000

Property type

House

Suburb

Hampton East

Period-from

01 Apr 2024

to

31 Mar 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

2 SEAFOAM STREET HAMPTON EAST VIC 3188	\$1,340,000	15-Mar-25
10 DANE ROAD HAMPTON EAST VIC 3188	\$1,355,000	18-Nov-24
20 VIEW STREET HIGHETT VIC 3190	\$1,300,000	26-Feb-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.~~

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2 SEAFOAM STREET HAMPTON EAST VIC 3188

 4  2  -

Sold Price ^{RS} **\$1,340,000** Sold Date **15-Mar-25**

Distance **0.85km**



10 DANE ROAD HAMPTON EAST VIC 3188

 4  3  2

Sold Price ^{RS} **\$1,355,000** ^{UN} Sold Date **18-Nov-24**

Distance **0.98km**



20 VIEW STREET HIGHETT VIC 3190

 4  1  3

Sold Price ^{RS} **\$1,300,000** ^{UN} Sold Date **26-Feb-25**

Distance **1.99km**

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

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