

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 46 Keith Street, Hampton East Vic 3188

Indicative selling price

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

Single price \$1,200,000

Median sale price

Median price \$1,335,000

Property Type Townhouse

Suburb Hampton East

Period - From 08/01/2024

to 07/01/2025

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	5b Eldon Ct HAMPTON EAST 3188	\$1,212,500	15/10/2024
3	3/14 The Crescent HIGHETT 3190	\$1,215,000	21/09/2024

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:

08/01/2025 14:01



3 2 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,200,000
Median Townhouse Price
08/01/2024 - 07/01/2025: \$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)



5b Eldon Ct HAMPTON EAST 3188 (REI)

[Agent Comments](#)

3 2 1

Price: \$1,212,500
Method: Private Sale
Date: 15/10/2024
Property Type: Townhouse (Res)
Land Size: 536 sqm approx



3/14 The Crescent HIGHETT 3190 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,215,000
Method: Auction Sale
Date: 21/09/2024
Property Type: Townhouse (Res)

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