

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

4 Roydon Street, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

Median sale price

Median price \$1,402,500 Property Type House Suburb Hampton East

Period - From 01/01/2024 to 31/12/2024 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	13 Jillian Av HIGHETT 3190	\$1,467,000	30/11/2024
2	34 Highland Av HIGHETT 3190	\$1,400,000	24/10/2024
3	4 Keiller St HAMPTON EAST 3188	\$1,415,000	12/10/2024

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:

31/01/2025 12:57



4 2 2

Property Type: House
Land Size: 697 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,540,000
Median House Price
Year ending December 2024: \$1,402,500

Comparable Properties



13 Jillian Av HIGHETT 3190 (REI/VG)

Agent Comments

4 1 3

Price: \$1,467,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 613 sqm approx



34 Highland Av HIGHETT 3190 (REI/VG)

Agent Comments

3 2 1

Price: \$1,400,000
Method: Sold Before Auction
Date: 24/10/2024
Property Type: House (Res)
Land Size: 604 sqm approx



4 Keiller St HAMPTON EAST 3188 (REI)

Agent Comments

5 3 2

Price: \$1,415,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 650 sqm approx

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