

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

1/21b Highbury Avenue, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,195,000

&

\$1,290,000

Median sale price

Median price \$1,151,000

Property Type Unit

Suburb Hampton East

Period - From 01/04/2024

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	4/6 Hemming St BRIGHTON EAST 3187	\$1,210,000	23/04/2025
2	20 William St MOORABBIN 3189	\$1,240,000	29/03/2025
3			

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:

20/05/2025 11:36



3 2 1

Property Type: Townhouse

Indicative Selling Price
\$1,195,000 - \$1,290,000
Median Unit Price
Year ending March 2025: \$1,151,000

Comparable Properties



4/6 Hemming St BRIGHTON EAST 3187 (REI)

Agent Comments

3 3 2

Price: \$1,210,000
Method: Private Sale
Date: 23/04/2025
Property Type: Townhouse (Single)



20 William St MOORABBIN 3189 (REI)

Agent Comments

3 2 2

Price: \$1,240,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 580 sqm approx

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.