

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

11B LEITH CRESCENT 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

\$1,490,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$965,000

Property type

Unit

Suburb

Hampton East

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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

8A DANSON STREET HIGHETT VIC 3190	\$1,410,000	20-Jun-26
4B SHEPPARD STREET MOORABBIN VIC 3189	\$1,500,000	25-Mar-26
25A LUCKINS ROAD BENTLEIGH VIC 3204	\$1,450,000	25-Jun-26

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.~~

This Statement of Information was prepared on: 03 August 2026



8A DANSON STREET HIGHETT VIC 3190

Sold Price ^{RS} **\$1,410,000** ^{UN} Sold Date **20-Jun-26**

4 3 1

Distance **0.28km**



4B SHEPPARD STREET MOORABBIN VIC 3189

Sold Price **\$1,500,000** Sold Date **25-Mar-26**

4 3 1

Distance **1.58km**



25A LUCKINS ROAD BENTLEIGH VIC 3204

Sold Price ^{RS} **\$1,450,000** ^{UN} Sold Date **25-Jun-26**

4 2 1

Distance **1.92km**

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

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