#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

### Property offered for sale

12 Saltair Street, Hampton East Vic 3188

#### Indicative selling price

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

Range between \$1,270,000	&	\$1,370,000
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#### Median sale price

Median price	\$1,463,750	Pro	perty Type H	louse		Suburb	Hampton East
Period - From	01/10/2024	to	30/09/2025	S	ource	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

Add	dress of comparable property	Price	Date of sale
1	1 Saltair St HAMPTON EAST 3188	\$1,275,000	16/09/2025
2	26 Widdop Cr HAMPTON EAST 3188	\$1,343,000	20/08/2025
3	10 Wickham Rd HAMPTON EAST 3188	\$1,265,000	04/08/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/11/2025 15:29



# **JellisCraig**

Spiro Vasiliadis 9194 1200 0404 534 566 spirovasiliadis@jelliscraig.com.au

> **Indicative Selling Price** \$1,270,000 - \$1,370,000 **Median House Price**

Year ending September 2025: \$1,463,750





# Comparable Properties









Price: \$1,275,000

Method: Sold Before Auction

Date: 16/09/2025 Property Type: House Land Size: 621 sqm approx

26 Widdop Cr HAMPTON EAST 3188 (REI)







Agent Comments

**Agent Comments** 



Price: \$1,343,000 Method: Private Sale Date: 20/08/2025 Property Type: House

Land Size: 603 sqm approx

10 Wickham Rd HAMPTON EAST 3188 (REI/VG)





**Agent Comments** 



Price: \$1,265,000 Method: Private Sale Date: 04/08/2025 Property Type: House Land Size: 700 sqm approx

Account - Jellis Craig | P: 03 9194 1200



