#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

	17 Carrington Street, Hampton East Vic 3188
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,450,000	&	\$1,520,000

#### Median sale price

Median price	\$1,405,000	Pro	perty Type	House		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 10 Auckland St BENTLEIGH 3204 \$1,505,000 29/03/2025

2	23 Highland Av HIGHETT 3190	\$1,515,000	27/02/2025
3	20 Marchant St HIGHETT 3190	\$1,460,000	20/02/2025

#### 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:	11/04/2025 15:33









Property Type: House

**Indicative Selling Price** \$1,450,000 - \$1,520,000 **Median House Price** Year ending March 2025: \$1,405,000

### Comparable Properties



10 Auckland St BENTLEIGH 3204 (REI)

Price: \$1,505,000 Method: Auction Sale Date: 29/03/2025

Property Type: House (Res) Land Size: 721 sqm approx

**Agent Comments** 



23 Highland Av HIGHETT 3190 (REI/VG)





**Agent Comments** 

Price: \$1,515,000

Method: Sold Before Auction

Date: 27/02/2025

Property Type: House (Res) Land Size: 604 sqm approx

20 Marchant St HIGHETT 3190 (REI)





Price: \$1,460,000

Method: Sold Before Auction

Date: 20/02/2025

Property Type: House (Res)

**Agent Comments** 

Account - Jellis Craig | P: 03 9194 1200





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