

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

22 Parkview Crescent, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,570,000

Property Type House

Suburb Hampton East

Period - From 01/04/2025

to

30/06/2025

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	27 Charming St HAMPTON EAST 3188	\$1,620,000	06/09/2025
2	16A Harding St HIGHETT 3190	\$1,725,000	09/08/2025
3	42 Gipsy Way SANDRINGHAM 3191	\$1,650,000	01/08/2025

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:

22/09/2025 18:06



 3
  2
  2

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 374 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

June quarter 2025: \$1,570,000

Comparable Properties



27 Charming St HAMPTON EAST 3188 (REI)

Agent Comments

 3
  2
  2

Price: \$1,620,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)

Land Size: 614 sqm approx



16A Harding St HIGHETT 3190 (REI)

Agent Comments

 3
  2
  2

Price: \$1,725,000

Method: Sold Before Auction

Date: 09/08/2025

Property Type: Townhouse (Res)

Land Size: 324 sqm approx



42 Gipsy Way SANDRINGHAM 3191 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,650,000

Method: Private Sale

Date: 01/08/2025

Property Type: Townhouse (Single)

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372