

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

26 WIDDOP 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

or range
between

\$1,200,000

&

\$1,280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,410,000

Property type

House

Suburb

Hampton East

Period-from

01 Jul 2024

to

30 Jun 2025

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

152 WICKHAM ROAD HIGHETT VIC 3190	\$1,145,000	21-Jun-25
17 HENRY STREET HIGHETT VIC 3190	\$1,250,000	05-May-25
3 LITTLE AVENUE HAMPTON EAST VIC 3188	\$1,315,000	22-Feb-25

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.~~

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152 WICKHAM ROAD HIGHETT VIC 3190

Sold Price

^{RS}

\$1,145,000

Sold Date

21-Jun-25

 3

 1

 2

Distance

1.66km



17 HENRY STREET HIGHETT VIC 3190

Sold Price

\$1,250,000

Sold Date

05-May-25

 3

 1

 2

Distance

1.56km



3 LITTLE AVENUE HAMPTON EAST VIC 3188

Sold Price

^{RS}

\$1,315,000

Sold Date

22-Feb-25

 2

 1

 2

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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