

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

27 Charming Street, Hampton East Vic 3188

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

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 Widdop Cr HAMPTON EAST 3188	\$1,370,000	02/07/2025
2	2 Harding St HIGHETT 3190	\$1,300,000	25/06/2025
3	22 Redholme St MOORABBIN 3189	\$1,295,000	21/05/2025

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:

13/08/2025 14:49



 3  2  1

Property Type: House

Comparable Properties



27 Widdop Cr HAMPTON EAST 3188 (REI)

Agent Comments

 3  1  2

Price: \$1,370,000

Method: Private Sale

Date: 02/07/2025

Property Type: House

Land Size: 655 sqm approx



2 Harding St HIGHETT 3190 (REI)

Agent Comments

 3  1  2

Price: \$1,300,000

Method: Private Sale

Date: 25/06/2025

Property Type: House



22 Redholme St MOORABBIN 3189 (REI/VG)

Agent Comments

 2  2  3

Price: \$1,295,000

Method: Private Sale

Date: 21/05/2025

Property Type: House

Land Size: 628 sqm approx