# 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

3/42 Highett Road, Hampton Vic 3188

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,175,000		&		\$1,275,000			
Median sale p	rice							
Median price	\$2,475,000	Pro	operty Type	Hou	se		Suburb	Hampton
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	4/6 Hemming St BRIGHTON EAST 3187	\$1,210,000	23/04/2025
2	112A Highett Rd HIGHETT 3190	\$1,190,000	23/04/2025
3	1/8 Enright St HIGHETT 3190	\$1,226,000	22/03/2025

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.

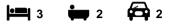
This Statement of Information was prepared on:

06/05/2025 10:34









**Property Type:** Townhouse (Single) Agent Comments Indicative Selling Price \$1,175,000 - \$1,275,000 Median House Price Year ending March 2025: \$2,475,000

# **Comparable Properties**



Price: \$1,210,000 Method: Private Sale Date: 23/04/2025

Property Type: Townhouse (Single)

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3

4/6 Hemming St BRIGHTON EAST 3187 (REI)

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**6** 2



112A Highett Rd HIGHETT 3190 (REI)



Price: \$1,190,000 Method: Private Sale Date: 23/04/2025 Property Type: Townhouse (Single)



1/8 Enright St HIGHETT 3190 (REI)

Price: \$1,226,000 Method: Auction Sale Date: 22/03/2025 Property Type: Townhouse (Res) Agent Comments

Agent Comments

Agent Comments

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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