### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Price

#### Property offered for sale

Address Including suburb and postcode 312 South Road, Hampton East Vic 3188

#### Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

#### Median sale price

Median price	\$1,467,500	Pro	perty Type	House		Suburb	Hampton East
Period - From	10/09/2024	to	09/09/2025		Source	Property	/ Data

#### 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

	aress of comparable property	1 1100	Date of Sale
1	27 Widdop Cr HAMPTON EAST 3188	\$1,370,000	02/07/2025
2	17 Carrington St HAMPTON EAST 3188	\$1,465,000	24/04/2025
3	15 Kendall St HAMPTON 3188	\$1,375,000	16/04/2025

#### 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:	10/09/2025 11:16



Date of sale







Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price 10/09/2024 - 09/09/2025: \$1,467,500

## Comparable Properties



27 Widdop Cr HAMPTON EAST 3188 (REI)

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Price: \$1,370,000 Method: Private Sale Date: 02/07/2025 Property Type: House Land Size: 655 sqm approx **Agent Comments** 



17 Carrington St HAMPTON EAST 3188 (REI/VG)

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**Agent Comments** 

Price: \$1,465,000 Method: Private Sale Date: 24/04/2025 Property Type: House Land Size: 580 sqm approx



15 Kendall St HAMPTON 3188 (REI/VG)

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Price: \$1,375,000 Method: Private Sale Date: 16/04/2025 Property Type: House Land Size: 580 sqm approx Agent Comments

Account - Barry Plant | P: 03 9586 0500





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