

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

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

Property 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.

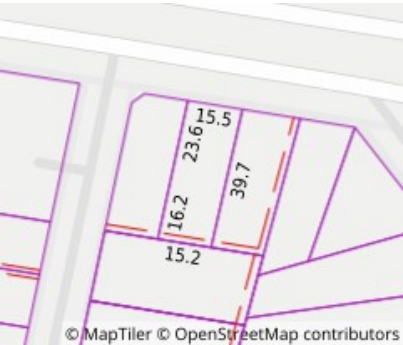
	Address of comparable property	Price	Date of sale
1	27 Widdop Cr HAMPTON EAST 3188	\$1,370,000	02/07/2025
2	17 Carrington St HAMPTON EAST 3188	\$1,465,000	24/04/2025
3	15 Kendall St HAMPTON 3188	\$1,375,000	16/04/2025

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



Property Type:
Agent Comments

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)

Agent Comments



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



17 Carrington St HAMPTON EAST 3188 (REI/VG)

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)

Agent Comments



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

Account - Barry Plant | P: 03 9586 0500