

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

44 Wickham Road, Hampton East Vic 3188

Indicative selling price

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

Single price

\$1,390,000

Median sale price

Median price

\$1,350,000

Property Type

House

Suburb

Hampton East

Period - From

01/07/2025

to

30/06/2026

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	9 Short St HAMPTON EAST 3188	\$1,388,000	08/08/2026
2	8a Forrest Ct SANDRINGHAM 3191	\$1,400,000	30/06/2026
3	19b Apex Av HAMPTON EAST 3188	\$1,385,000	18/04/2026

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:

19/08/2026 12:11

Nick Sinclair

9194 1200

0422 217 788

nicksinclair@jellisrcraig.com.au

Indicative Selling Price

\$1,390,000

Median House Price

Year ending June 2026: \$1,350,000



3 2 2

Property Type: House

Comparable Properties



9 Short St HAMPTON EAST 3188 (REI)

Agent Comments

3 2 4

Price: \$1,388,000

Method: Auction Sale

Date: 08/08/2026

Property Type: House (Res)

Land Size: 670 sqm approx



8a Forrest Ct SANDRINGHAM 3191 (REI)

Agent Comments

3 2 2

Price: \$1,400,000

Method: Private Sale

Date: 30/06/2026

Property Type: Townhouse (Res)



19b Apex Av HAMPTON EAST 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$1,385,000

Method: Auction Sale

Date: 18/04/2026

Property Type: Townhouse (Res)

Land Size: 309 sqm approx

Account - Jellis Craig | P: 03 9194 1200