

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

56 Spring Road, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,370,000

Property Type House

Suburb Hampton East

Period - From 01/07/2025

to

30/09/2025

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	19 Healey St MOORABBIN 3189	\$1,300,000	18/11/2025
2	8 Highland Av HIGHETT 3190	\$1,320,000	17/11/2025
3	29 Franklin St MOORABBIN 3189	\$1,200,000	08/11/2025

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:

20/11/2025 14:26



 2  1  2

Property Type: House

Comparable Properties



19 Healey St MOORABBIN 3189 (REI)

Agent Comments

 -  -  -

Price: \$1,300,000

Method: Private Sale

Date: 18/11/2025

Property Type: Land

Land Size: 536 sqm approx



8 Highland Av HIGHETT 3190 (REI)

Agent Comments

 3  1  2

Price: \$1,320,000

Method: Private Sale

Date: 17/11/2025

Property Type: House

Land Size: 603 sqm approx



29 Franklin St MOORABBIN 3189 (REI)

Agent Comments

 3  1  2

Price: \$1,200,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 604 sqm approx