

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

70a Highett Road, Hampton Vic 3188

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$1,535,000 Property Type Townhouse Suburb Hampton

Period - From 29/04/2025 to 28/04/2026 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	12B Green Pde SANDRINGHAM 3191	\$1,895,000	28/02/2026
2	3/9 Ocean St HAMPTON 3188	\$1,840,000	25/02/2026
3	1a Crest Av HAMPTON EAST 3188	\$1,835,000	09/01/2026

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:

29/04/2026 16:34

Nick Renna

9194 1200

0411 551 190

nickrenna@jelliscraig.com.au



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Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,900,000

Median Townhouse Price

29/04/2025 - 28/04/2026: \$1,535,000

Comparable Properties



12B Green Pde SANDRINGHAM 3191 (REI)

Agent Comments

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Price: \$1,895,000**Method:** Private Sale**Date:** 28/02/2026**Property Type:** Townhouse (Res)**Land Size:** 357 sqm approx

3/9 Ocean St HAMPTON 3188 (VG)

Agent Comments

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Price: \$1,840,000**Method:** Sale**Date:** 25/02/2026**Property Type:** Flat/Unit/Apartment (Res)

1a Crest Av HAMPTON EAST 3188 (REI)

Agent Comments

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Price: \$1,835,000**Method:** Private Sale**Date:** 09/01/2026**Property Type:** Townhouse (Single)

Account - Jellis Craig | P: 03 9194 1200