

# 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

84B Spring Road, Hampton East Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,700,000

&

\$1,800,000

### Median sale price

Median price

\$1,417,500

Property Type

House

Suburb

Hampton East

Period - From

26/05/2024

to

25/05/2025

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	8B Warland Rd HAMPTON EAST 3188	\$1,740,000	24/05/2025
2	46b Donald St HIGHETT 3190	\$1,850,000	17/04/2025
3	92a David St HAMPTON 3188	\$1,860,000	30/03/2025

**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:

26/05/2025 21:44



 4  2  3

Property Type: Townhouse

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

26/05/2024 - 25/05/2025: \$1,417,500

## Comparable Properties



8B Warland Rd HAMPTON EAST 3188 (REI)

Agent Comments

 4  3  2

Price: \$1,740,000

Method: Auction Sale

Date: 24/05/2025

Property Type: Townhouse (Res)



46b Donald St HIGHETT 3190 (REI/VG)

Agent Comments

 4  3  1

Price: \$1,850,000

Method: Sold Before Auction

Date: 17/04/2025

Property Type: Townhouse (Res)

Land Size: 391 sqm approx



92a David St HAMPTON 3188 (REI)

Agent Comments

 3  2  2

Price: \$1,860,000

Method: Private Sale

Date: 30/03/2025

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 9194 1200