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	84B Spring Road, Hampton East Vic 3188
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000	Range between	\$1,700,000	&	\$1,800,000
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Median sale price

Median price	\$1,417,500	Pro	perty 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

Add	dress 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 comparableproperties 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













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)

Price: \$1,740,000 Method: Auction Sale Date: 24/05/2025

Property Type: Townhouse (Res)

Agent Comments



46b Donald St HIGHETT 3190 (REI/VG)

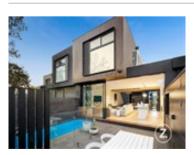
Price: \$1,850,000

Method: Sold Before Auction

Date: 17/04/2025

Property Type: Townhouse (Res) Land Size: 391 sqm approx

Agent Comments



92a David St HAMPTON 3188 (REI)

Agent Comments

Price: \$1,860,000 Method: Private Sale Date: 30/03/2025

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 9194 1200





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