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	37 Nepean Avenue, Hampton East VIC 3188

Indicative selling price

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

Range between $1,075,000 & $1,125,000

Median sale price

Median price $1,467,000 Property Type House Suburb Hampton East

Period - From 16/11/2025 to 15/05/2026 Source pdol

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
16 Exley Rd, Hampton East Vic	$1,165,000	14/02/2026
472 Bluff Rd, Hampton Vic	$1,111,500	28/03/2026

This Statement of Information was prepared on: 16/05/2026