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	8 Oswald Thomas Avenue, Hampton East VIC 3188

Indicative selling price

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

Range between $1,600,000 & $1,650,000

Median sale price

Median price $1,211,000 Property Type Other Suburb Hampton East

Period - From 16/12/2025 to 15/06/2026 Source pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
15 Clements St, Highett Vic	$1,895,000	14/05/2026
33 Henry St, Highett Vic	$1,840,000	06/05/2026
14 Seaton Rd, Highett Vic	$1,850,000	16/03/2026

This Statement of Information was prepared on: 16/06/2026