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	7a Dudley Avenue, Hampton East VIC 3188

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

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

Period - From 24/11/2025 to 23/05/2026 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
3/21 View St, Highett Vic	$1,130,000	13/03/2026
1a Dart St, Highett Vic	$1,140,000	26/02/2026
2/53 Lonsdale Av, Hampton East Vic	$1,086,000	06/12/2025

This Statement of Information was prepared on: 24/05/2026