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	43 Flowerdale Road, Hampton East VIC 3188

Indicative selling price

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

Single price	$1,410,000

Median sale price

Median price	$1,467,000	Property Type	House	Suburb	Hampton East
Period - From	20/12/2025	to	19/06/2026	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
24 Panorama Av, Highett Vic	$1,470,000	16/05/2026
23 Lonsdale Av, Hampton East Vic	$1,365,000	18/04/2026
12 Saltair St, Hampton East Vic	$1,350,000	18/04/2026

This Statement of Information was prepared on: 20/06/2026