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	3a Exley Road, Hampton East Vic 3188

Indicative selling price

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

Range between $1,500,000 & $1,650,000

Median sale price

Median price $1,550,000 Property Type Townhouse Suburb Hampton East

Period - From 21/07/2025 to 20/07/2026 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	Price	Date of sale
1	53a Fromer St BENTLEIGH 3204	$1,635,000	30/05/2026
2	9a Ridge Av HAMPTON EAST 3188	$1,560,000	17/04/2026
3	1a Telford St HIGHETT 3190	$1,635,000	11/04/2026

OR

~~**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.~~

This Statement of Information was prepared on: 21/07/2026 10:00

3a Exley Road, Hampton East Vic 3188



4 3 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,500,000 - $1,650,000
Median Townhouse Price
21/07/2025 - 20/07/2026: $1,550,000

Comparable Properties



53a Fromer St BENTLEIGH 3204 (REI)

4 3 2

Price: $1,635,000
Method: Private Sale
Date: 30/05/2026
Property Type: Townhouse (Res)

Agent Comments



9a Ridge Av HAMPTON EAST 3188 (REI/VG)

3 2 3

Price: $1,560,000
Method: Private Sale
Date: 17/04/2026
Property Type: Townhouse (Single)
Land Size: 338 sqm approx

Agent Comments



1a Telford St HIGHETT 3190 (REI/VG)

4 3 2

Price: $1,635,000
Method: Auction Sale
Date: 11/04/2026
Property Type: Townhouse (Res)
Land Size: 320 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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