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	44 Wickham Road, Hampton East Vic 3188

Indicative selling price

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

Single price $1,390,000

Median sale price

Median price $1,350,000 Property Type House Suburb Hampton East

Period - From 01/07/2025 to 30/06/2026 Source REIV

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	9 Short St HAMPTON EAST 3188	$1,388,000	08/08/2026
2	8a Forrest Ct SANDRINGHAM 3191	$1,400,000	30/06/2026
3	19b Apex Av HAMPTON EAST 3188	$1,385,000	18/04/2026

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: 19/08/2026 12:11

44 Wickham Road, Hampton East Vic 3188

Nick Sinclair
9194 1200
0422 217 788
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3 2 2

Property Type: House

Indicative Selling Price
$1,390,000
Median House Price
Year ending June 2026: $1,350,000

Comparable Properties



9 Short St HAMPTON EAST 3188 (REI)

3 2 4

Price: $1,388,000
Method: Auction Sale
Date: 08/08/2026
Property Type: House (Res)
Land Size: 670 sqm approx

Agent Comments



8a Forrest Ct SANDRINGHAM 3191 (REI)

3 2 2

Price: $1,400,000
Method: Private Sale
Date: 30/06/2026
Property Type: Townhouse (Res)

Agent Comments



19b Apex Av HAMPTON EAST 3188 (REI/VG)

3 2 2

Price: $1,385,000
Method: Auction Sale
Date: 18/04/2026
Property Type: Townhouse (Res)
Land Size: 309 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

REIV THE DIFFERENCE

propertydata .com.au

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