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	18 Seafoam Street, Hampton East VIC 3188

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,415,000 Property Type House Suburb Hampton East

Period - From 22/02/2026 to 21/08/2026 Source Cotality™

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
12 Short Street Hampton East VIC 3188	$1,450,000	23/06/2026
24 Panorama Avenue Highett VIC 3190	$1,470,000	16/05/2026
44 Gilarth Street Highett VIC 3190	$1,545,000	17/04/2026

This Statement of Information was prepared on: 22/08/2026