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	5B Eldon Court, Hampton East Vic 3188

Indicative selling price

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

Range between $1,150,000 & $1,225,000

Median sale price

Median price $1,422,500 Property Type House Suburb Hampton East

Period - From 13/09/2023 to 12/09/2024 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	1/3 King St HAMPTON EAST 3188	$1,172,000	22/06/2024
2	40 Barilla Rd MOORABBIN 3189	$1,180,000	06/06/2024
3	4 Brentwood St BENTLEIGH 3204	$1,206,000	20/04/2024

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: 13/09/2024 12:27

5B Eldon Court, Hampton East Vic 3188



3 2 1

Rooms: 4
Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,150,000 - $1,225,000
Median House Price
13/09/2023 - 12/09/2024: $1,422,500

Comparable Properties



1/3 King St HAMPTON EAST 3188 (REI/VG)

3 2 2

Price: $1,172,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 337 sqm approx

Agent Comments



40 Barilla Rd MOORABBIN 3189 (REI/VG)

3 1 2

Price: $1,180,000
Method: Private Sale
Date: 06/06/2024
Property Type: House
Land Size: 592 sqm approx

Agent Comments

4 Brentwood St BENTLEIGH 3204 (VG)

3 - -

Price: $1,206,000
Method: Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 536 sqm approx

Agent Comments

Account - Buxton | P: 03 9555 0622 | F: 03 9532 2234

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