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	208/336 South Road, Hampton East VIC 3188

Indicative selling price

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

Range between $430,000 & $460,000

Median sale price

Median price $1,015,000 Property Type Unit Suburb Hampton East

Period - From 02/09/2024 to 01/03/2025 Source core_logic

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
111/1056 Nepean Highway Highett VIC 3190	$418,000	08/11/2024
314/75 Graham Road Highett VIC 3190	$460,000	18/11/2024
21/21 Roydon Street Hampton East VIC 3188	$455,000	12/09/2024

This Statement of Information was prepared on: 02/03/2025