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	99 Spring Road, Hampton East VIC 3188

Indicative selling price

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

Range between $1,850,000 & $1,950,000

Median sale price

Median price $1,377,000 Property Type House Suburb Hampton East

Period - From 22/11/2024 to 21/05/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
24 Clements Street Highett VIC 3190	$1,940,000	17/05/2025
46 Wilson Street Highett VIC 3190	$1,975,000	28/03/2025

This Statement of Information was prepared on: 22/05/2025