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	54 Spring Road, Hampton East VIC 3188

Indicative selling price

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

Range between $1,450,000 & $1,590,000

Median sale price

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

Period - From 25/09/2024 to 24/03/2025 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
11 Lawson Parade Highett VIC 3190	$1,590,000	30/11/2024
13 Ashwood Avenue Highett VIC 3190	$1,600,000	02/11/2024
15 Dalmont Street, Highett VIC 3190	$1,550,000	14/02/2025

This Statement of Information was prepared on: 25/03/2025