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	20a Wickham Road, Hampton East Vic 3188

Indicative selling price

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

Range between $960,000 & $1,050,000

Median sale price

Median price $1,402,500 Property Type House Suburb Hampton East

Period - From 01/01/2024 to 31/12/2024 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	12b Miller St HIGHETT 3190	$1,085,000	01/03/2025
2	1/2 Flowerdale Rd HAMPTON EAST 3188	$1,050,000	23/10/2024
3	28 Lonsdale Av HAMPTON EAST 3188	$1,026,000	23/10/2024

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: 06/03/2025 09:20

20a Wickham Road, Hampton East Vic 3188

Nick Sinclair
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3 1 2

Property Type: Townhouse (Single)
Land Size: 352 sqm approx

Agent Comments

Indicative Selling Price
$960,000 - $1,050,000
Median House Price
Year ending December 2024: $1,402,500

Comparable Properties



12b Miller St HIGHETT 3190 (REI)

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Price: $1,085,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)

Agent Comments



1/2 Flowerdale Rd HAMPTON EAST 3188 (REI/VG)

3 2 1

Price: $1,050,000
Method: Sold Before Auction
Date: 23/10/2024
Property Type: Unit
Land Size: 254 sqm approx

Agent Comments



28 Lonsdale Av HAMPTON EAST 3188 (REI/VG)

2 1 2

Price: $1,026,000
Method: Sold Before Auction
Date: 23/10/2024
Property Type: House (Res)
Land Size: 282 sqm approx

Agent Comments

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