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	5 Parkview Crescent, Hampton East Vic 3188

Indicative selling price

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

Range between $1,400,000 & $1,450,000

Median sale price

Median price $1,415,000 Property Type House Suburb Hampton East

Period - From 15/04/2024 to 14/04/2025 Source Property Data

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	2/21 Leonard St HAMPTON EAST 3188	$1,448,000	01/04/2025
2	41 Lonsdale Av HAMPTON EAST 3188	$1,459,000	28/03/2025
3	1a Cloyne St CHELTENHAM 3192	$1,425,000	05/03/2025

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: 15/04/2025 15:37

5 Parkview Crescent, Hampton East Vic 3188



3 2 2

Rooms: 9
Property Type: House (Res)
Land Size: 363 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,450,000
Median House Price
15/04/2024 - 14/04/2025: $1,415,000

Comparable Properties



2/21 Leonard St HAMPTON EAST 3188 (REI)

3 2 2

Price: $1,448,000
Method: Private Sale
Date: 01/04/2025
Property Type: Townhouse (Single)

Agent Comments



41 Lonsdale Av HAMPTON EAST 3188 (REI)

3 2 2

Price: $1,459,000
Method: Private Sale
Date: 28/03/2025
Property Type: House
Land Size: 324 sqm approx

Agent Comments



1a Cloyne St CHELTENHAM 3192 (REI/VG)

4 3 2

Price: $1,425,000
Method: Private Sale
Date: 05/03/2025
Property Type: House
Land Size: 361 sqm approx

Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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