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	1/21b Highbury Avenue, Hampton East Vic 3188

Indicative selling price

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

Range between $1,195,000 & $1,290,000

Median sale price

Median price $1,151,000 Property Type Unit Suburb Hampton East

Period - From 01/04/2024 to 31/03/2025 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	4/6 Hemming St BRIGHTON EAST 3187	$1,210,000	23/04/2025
2	20 William St MOORABBIN 3189	$1,240,000	29/03/2025
3			

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: 20/05/2025 11:36

1/21b Highbury Avenue, Hampton East Vic 3188



3 2 1

Property Type: Townhouse

Indicative Selling Price
$1,195,000 - $1,290,000
Median Unit Price
Year ending March 2025: $1,151,000

Comparable Properties



4/6 Hemming St BRIGHTON EAST 3187 (REI)

3 3 2

Price: $1,210,000
Method: Private Sale
Date: 23/04/2025
Property Type: Townhouse (Single)

Agent Comments



20 William St MOORABBIN 3189 (REI)

3 2 2

Price: $1,240,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 580 sqm approx

Agent Comments

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.

Account - Jellis Craig | P: 03 9194 1200

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