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	40 Nepean Avenue, Hampton East Vic 3188

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,417,500 Property Type House Suburb Hampton East

Period - From 27/05/2024 to 26/05/2025 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	21a Lonsdale Av HAMPTON EAST 3188	$1,538,000	17/05/2025
2	3 Nepean Av HAMPTON EAST 3188	$1,450,000	13/02/2025
3	6b Nepean Av HAMPTON EAST 3188	$1,680,000	05/02/2025

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: 27/05/2025 14:14

40 Nepean Avenue, Hampton East Vic 3188

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4 3 2

Property Type: House

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
27/05/2024 - 26/05/2025: $1,417,500

Comparable Properties



21a Lonsdale Av HAMPTON EAST 3188 (REI)

3 2 2

Price: $1,538,000
Method: Auction Sale
Date: 17/05/2025
Property Type: Townhouse (Res)
Land Size: 323 sqm approx

Agent Comments



3 Nepean Av HAMPTON EAST 3188 (REI/VG)

3 2 2

Price: $1,450,000
Method: Auction Sale
Date: 13/02/2025
Property Type: House (Res)
Land Size: 333 sqm approx

Agent Comments



6b Nepean Av HAMPTON EAST 3188 (REI/VG)

4 3 2

Price: $1,680,000
Method: Private Sale
Date: 05/02/2025
Property Type: Townhouse (Single)
Land Size: 290 sqm approx

Agent Comments

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