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	84B Spring Road, Hampton East Vic 3188

Indicative selling price

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

Range between $1,700,000 & $1,800,000

Median sale price

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

Period - From 26/05/2024 to 25/05/2025 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	8B Warland Rd HAMPTON EAST 3188	$1,740,000	24/05/2025
2	46b Donald St HIGHETT 3190	$1,850,000	17/04/2025
3	92a David St HAMPTON 3188	$1,860,000	30/03/2025

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: 26/05/2025 21:44

84B Spring Road, Hampton East Vic 3188



4 2 3

Property Type: Townhouse

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
26/05/2024 - 25/05/2025: $1,417,500

Comparable Properties



8B Warland Rd HAMPTON EAST 3188 (REI)

4 3 2

Price: $1,740,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Townhouse (Res)

Agent Comments



46b Donald St HIGHETT 3190 (REI/VG)

4 3 1

Price: $1,850,000
Method: Sold Before Auction
Date: 17/04/2025
Property Type: Townhouse (Res)
Land Size: 391 sqm approx

Agent Comments



92a David St HAMPTON 3188 (REI)

3 2 2

Price: $1,860,000
Method: Private Sale
Date: 30/03/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

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