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	63a Wickham Road, Hampton East Vic 3188

Indicative selling price

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

Range between $1,500,000 & $1,580,000

Median sale price

Median price $1,315,000 Property Type Townhouse Suburb Hampton East

Period - From 28/05/2024 to 27/05/2025 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	23 Carrington St HAMPTON EAST 3188	$1,685,000	20/05/2025
2	7a Lonsdale Av HAMPTON EAST 3188	$1,650,000	17/05/2025
3	39 Apex Av HAMPTON EAST 3188	$1,515,000	15/04/2025

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: 28/05/2025 08:59

63a Wickham Road, Hampton East Vic 3188



4 3 2

Rooms: 8
Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,500,000 - $1,580,000
Median Townhouse Price
28/05/2024 - 27/05/2025: $1,315,000

Comparable Properties



23 Carrington St HAMPTON EAST 3188 (REI)

4 3 2

Price: $1,685,000
Method: Private Sale
Date: 20/05/2025
Property Type: House (Res)

Agent Comments



7a Lonsdale Av HAMPTON EAST 3188 (REI)

4 3 2

Price: $1,650,000
Method: Auction Sale
Date: 17/05/2025
Property Type: Townhouse (Res)
Land Size: 300 sqm approx

Agent Comments



39 Apex Av HAMPTON EAST 3188 (REI)

4 2 2

Price: $1,515,000
Method: Private Sale
Date: 15/04/2025
Property Type: House
Land Size: 330 sqm approx

Agent Comments

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

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