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	5/13 Kelly Avenue, Hampton East Vic 3188

Indicative selling price

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

Range between $620,000 & $680,000

Median sale price

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

Period - From 01/01/2025 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	2/25 Charming St HAMPTON EAST 3188	$738,000	31/05/2025
2	44a Clay St MOORABBIN 3189	$715,000	23/05/2025
3	6/223 Thomas St HAMPTON 3188	$694,000	22/02/2025

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: 02/06/2025 14:25

5/13 Kelly Avenue, Hampton East Vic 3188

Robert de Freitas
0421 430 350
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2 1 1

Property Type: Unit

Indicative Selling Price
$620,000 - $680,000
Median Unit Price
March quarter 2025: $1,151,000

Comparable Properties



2/25 Charming St HAMPTON EAST 3188 (REI)

2 1 2

Price: $738,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Unit

Agent Comments



44a Clay St MOORABBIN 3189 (REI)

2 1 2

Price: $715,000
Method: Sold Before Auction
Date: 23/05/2025
Property Type: Unit

Agent Comments



6/223 Thomas St HAMPTON 3188 (REI/VG)

2 1 2

Price: $694,000
Method: Auction Sale
Date: 22/02/2025
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

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