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	13a Besant Street, Hampton East Vic 3188

Indicative selling price

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

Single price $1,580,000

Median sale price

Median price $1,463,750 Property Type House Suburb Hampton East

Period - From 05/10/2024 to 04/10/2025 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	11a Warland Rd HAMPTON EAST 3188	$1,628,000	27/09/2025
2	16b Keith St HAMPTON EAST 3188	$1,560,000	23/08/2025
3	63a Wickham Rd HAMPTON EAST 3188	$1,580,000	21/06/2025

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: 05/10/2025 20:56

13a Besant Street, Hampton East Vic 3188



Property Type:
Agent Comments

Indicative Selling Price
$1,580,000
Median House Price
05/10/2024 - 04/10/2025: $1,463,750

Comparable Properties



11a Warland Rd HAMPTON EAST 3188 (REI)

4 3 2

Price: $1,628,000
Method: Sold Before Auction
Date: 27/09/2025
Property Type: Townhouse (Res)

Agent Comments



16b Keith St HAMPTON EAST 3188 (REI)

4 3 2

Price: $1,560,000
Method: Auction Sale
Date: 23/08/2025
Property Type: Townhouse (Res)

Agent Comments



63a Wickham Rd HAMPTON EAST 3188 (REI)

4 3 2

Price: $1,580,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House

Agent Comments

Account - Buxton | P: 03 9555 0622 | F: 03 9532 2234

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