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	27 Charming Street, Hampton East Vic 3188

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,570,000 Property Type House Suburb Hampton East

Period - From 01/04/2025 to 30/06/2025 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	27 Widdop Cr HAMPTON EAST 3188	$1,370,000	02/07/2025
2	2 Harding St HIGHETT 3190	$1,300,000	25/06/2025
3	22 Redholme St MOORABBIN 3189	$1,295,000	21/05/2025

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: 13/08/2025 14:49

27 Charming Street, Hampton East Vic 3188

JellisCraig

Nick Sinclair
9194 1200
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3 2 1

Property Type: House

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
June quarter 2025: $1,570,000

Comparable Properties



27 Widdop Cr HAMPTON EAST 3188 (REI)

3 1 2

Price: $1,370,000
Method: Private Sale
Date: 02/07/2025
Property Type: House
Land Size: 655 sqm approx

Agent Comments



2 Harding St HIGHETT 3190 (REI)

3 1 2

Price: $1,300,000
Method: Private Sale
Date: 25/06/2025
Property Type: House

Agent Comments



22 Redholme St MOORABBIN 3189 (REI/VG)

2 2 3

Price: $1,295,000
Method: Private Sale
Date: 21/05/2025
Property Type: House
Land Size: 628 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

REIV THE DIFFERENCE | propertydata.com.au

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