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	11a Warland 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 $1,570,000 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	16b Keith St HAMPTON EAST 3188	$1,560,000	23/08/2025
2	63a Wickham Rd HAMPTON EAST 3188	$1,580,000	21/06/2025
3	11a Ridge Av HAMPTON EAST 3188	$1,575,000	19/06/2025

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: 23/09/2025 14:07

11a Warland Road, Hampton East Vic 3188

Amanda Thomson
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Indicative Selling Price
$1,500,000 - $1,580,000
Median House Price
June quarter 2025: $1,570,000



4 plus study | 3 | 2

Rooms: 7
Property Type: Townhouse
Land Size: 315 sqm approx

Agent Comments

Comparable Properties



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



11a Ridge Av HAMPTON EAST 3188 (REI/VG)

4 | 2 | 2

Price: $1,575,000
Method: Private Sale
Date: 19/06/2025
Property Type: Townhouse (Res)
Land Size: 320 sqm approx

Agent Comments

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