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<br>Including suburb and postcode | 17a Wickham Road, Hampton East Vic 3188 |

## Indicative selling price

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

Single price $1,300,000

## Median sale price

Median price $1,470,000 Property Type House Suburb Hampton East

Period - From 27/10/2024 to 26/10/2025 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 | 16 Lawson Pde HIGHETT 3190 | $1,280,000 | 27/09/2025 |
| 2 | 1 Saltair St HAMPTON EAST 3188 | $1,275,000 | 16/09/2025 |
| 3 | 10 Wickham Rd HAMPTON EAST 3188 | $1,265,000 | 04/08/2025 |

**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: 27/10/2025 13:37

# 17a Wickham Road, Hampton East Vic 3188

Paul Bond
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4 1 2

**Property Type:** House (Res)
**Land Size:** 582 sqm approx

Agent Comments

**Indicative Selling Price**
$1,300,000
**Median House Price**
27/10/2024 - 26/10/2025: $1,470,000

## Comparable Properties




**16 Lawson Pde HIGHETT 3190 (REI)**

3 2 2

**Price:** $1,280,000
**Method:** Private Sale
**Date:** 27/09/2025
**Property Type:** House
**Land Size:** 604 sqm approx

Agent Comments



**1 Saltair St HAMPTON EAST 3188 (REI)**

3 1 1

**Price:** $1,275,000
**Method:** Sold Before Auction
**Date:** 16/09/2025
**Property Type:** House
**Land Size:** 621 sqm approx

Agent Comments



**10 Wickham Rd HAMPTON EAST 3188 (REI/VG)**

4 1 2

**Price:** $1,265,000
**Method:** Private Sale
**Date:** 04/08/2025
**Property Type:** House
**Land Size:** 700 sqm approx

Agent Comments



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