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	9a Tarwin Avenue, Hampton East Vic 3188

Indicative selling price

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

Single price $1,849,000

Median sale price

Median price $1,370,000 Property Type House Suburb Hampton East

Period - From 01/07/2025 to 30/09/2025 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 Harding St HIGHETT 3190	$1,970,000	25/10/2025
2	9b Tarwin Av HAMPTON EAST 3188	$1,910,000	27/09/2025
3	43b Gilarth St HIGHETT 3190	$1,860,000	27/05/2025

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: 08/11/2025 13:05

9a Tarwin Avenue, Hampton East Vic 3188



Property Type:
Agent Comments

Indicative Selling Price
$1,849,000
Median House Price
September quarter 2025: $1,370,000

Comparable Properties



16B Harding St HIGHETT 3190 (REI)

4 | 3 | 2

Price: $1,970,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Townhouse (Res)

Agent Comments



9b Tarwin Av HAMPTON EAST 3188 (REI)

3 | 2 | 2

Price: $1,910,000
Method: Sold Before Auction
Date: 27/09/2025
Property Type: Townhouse (Res)
Land Size: 376 sqm approx

Agent Comments

43b Gilarth St HIGHETT 3190 (REI)

4 | 3 | 2

Price: $1,860,000
Method: Private Sale
Date: 27/05/2025
Property Type: Townhouse (Res)
Land Size: 312 sqm approx

Agent Comments

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

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