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	5/78 Wickham Road, Hampton East Vic 3188

Indicative selling price

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

Single price $795,000

Median sale price

Median price $719,000 Property Type Unit Suburb Hampton East

Period - From 17/11/2024 to 16/11/2025 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	5/9-11 Barilla Rd MOORABBIN 3189	$785,100	29/09/2025
2	14/15-19 Graham Rd HIGHETT 3190	$800,000	20/08/2025
3	2b Wickham Rd HAMPTON EAST 3188	$748,000	26/05/2025

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: 17/11/2025 17:00

5/78 Wickham Road, Hampton East Vic 3188



2 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$795,000
Median Unit Price
17/11/2024 - 16/11/2025: $719,000

Comparable Properties



5/9-11 Barilla Rd MOORABBIN 3189 (REI)

2 1 1

Price: $785,100
Method: Sold Before Auction
Date: 29/09/2025
Property Type: Unit

Agent Comments



14/15-19 Graham Rd HIGHETT 3190 (REI)

2 1 1

Price: $800,000
Method: Sold Before Auction
Date: 20/08/2025
Property Type: Unit
Land Size: 306 sqm approx

Agent Comments



2b Wickham Rd HAMPTON EAST 3188 (REI)

2 1 1

Price: $748,000
Method: Private Sale
Date: 26/05/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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