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	13 Wickham Road, 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 $1,468,500 Property Type House Suburb Hampton East

Period - From 27/01/2025 to 26/01/2026 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	103 Wickham Rd HAMPTON EAST 3188	$1,380,000	11/12/2025
2	17a Wickham Rd HAMPTON EAST 3188	$1,300,000	29/10/2025
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: 27/01/2026 15:56

13 Wickham Road, Hampton East Vic 3188



3 1 2

Rooms: 6
Property Type: House (Res)
Land Size: 611 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
27/01/2025 - 26/01/2026: $1,468,500

Comparable Properties



103 Wickham Rd HAMPTON EAST 3188 (REI)

3 2 1

Price: $1,380,000
Method: Sold Before Auction
Date: 11/12/2025
Property Type: House (Res)
Land Size: 590 sqm approx

Agent Comments



17a Wickham Rd HAMPTON EAST 3188 (REI)

4 1 2

Price: $1,300,000
Method: Private Sale
Date: 29/10/2025
Property Type: House
Land Size: 582 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

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

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