

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

7 Sybil Street, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,407,500 Property Type House Suburb Hampton East

Period - From 19/03/2024 to 18/03/2025 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	1/3 Fiddes St MOORABBIN 3189	\$1,117,500	12/03/2025
2	12b Miller St HIGHETT 3190	\$1,085,000	01/03/2025
3	1 Lonsdale Av HAMPTON EAST 3188	\$1,100,000	21/10/2024

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: 19/03/2025 15:00



4 1 2

Rooms: 7
Property Type: House
Land Size: 344 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
19/03/2024 - 18/03/2025: \$1,407,500

Comparable Properties



1/3 Fiddes St MOORABBIN 3189 (REI)

[Agent Comments](#)

3 2 1

Price: \$1,117,500
Method: Auction Sale
Date: 12/03/2025
Property Type: House (Res)



12b Miller St HIGHETT 3190 (REI)

[Agent Comments](#)

- - -

Price: \$1,085,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)



1 Lonsdale Av HAMPTON EAST 3188 (REI/VG)

[Agent Comments](#)

2 1 2

Price: \$1,100,000
Method: Sold Before Auction
Date: 21/10/2024
Property Type: House (Res)
Land Size: 344 sqm approx

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