

# 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 4/15 Dudley Avenue, Hampton East Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000 & \$710,000

### Median sale price

Median price \$690,000 Property Type Unit Suburb Hampton East

Period - From 04/06/2025 to 03/06/2026 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	1/561 South Rd BENTLEIGH 3204	\$670,000	30/04/2026
2	10/13-17 Kelly Av HAMPTON EAST 3188	\$690,000	14/04/2026
3	13/24 Kinross St HAMPTON EAST 3188	\$677,500	10/02/2026

**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: 04/06/2026 11:21

4/15 Dudley Avenue, Hampton East Vic 3188



Angus Graham

9598 1111

0401 505 259

agraham@hodges.com.au

**Indicative Selling Price**

\$680,000 - \$710,000

**Median Unit Price**

04/06/2025 - 03/06/2026: \$690,000



2 1 1

**Property Type:** Unit

Agent Comments

## Comparable Properties



1/561 South Rd BENTLEIGH 3204 (REI)

Agent Comments

2 1 2

**Price:** \$670,000

**Method:** Private Sale

**Date:** 30/04/2026

**Property Type:** Unit



10/13-17 Kelly Av HAMPTON EAST 3188 (REI)

Agent Comments

2 1 2

**Price:** \$690,000

**Method:** Private Sale

**Date:** 14/04/2026

**Property Type:** Unit



13/24 Kinross St HAMPTON EAST 3188 (REI/VG)

Agent Comments

2 1 1

**Price:** \$677,500

**Method:** Private Sale

**Date:** 10/02/2026

**Property Type:** Apartment

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



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