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	3/42 Highett Road, Hampton Vic 3188

Indicative selling price

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

Range between $1,175,000 & $1,275,000

Median sale price

Median price $2,475,000 Property Type House Suburb Hampton

Period - From 01/04/2024 to 31/03/2025 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	4/6 Hemming St BRIGHTON EAST 3187	$1,210,000	23/04/2025
2	112A Highett Rd HIGHETT 3190	$1,190,000	23/04/2025
3	1/8 Enright St HIGHETT 3190	$1,226,000	22/03/2025

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: 06/05/2025 10:34

3/42 Highett Road, Hampton Vic 3188

3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,175,000 - $1,275,000
Median House Price
Year ending March 2025: $2,475,000

Comparable Properties

4/6 Hemming St BRIGHTON EAST 3187 (REI)

3 3 2

Price: $1,210,000
Method: Private Sale
Date: 23/04/2025
Property Type: Townhouse (Single)

Agent Comments

112A Highett Rd HIGHETT 3190 (REI)

3 2 2

Price: $1,190,000
Method: Private Sale
Date: 23/04/2025
Property Type: Townhouse (Single)

Agent Comments

1/8 Enright St HIGHETT 3190 (REI)

3 2 -

Price: $1,226,000
Method: Auction Sale
Date: 22/03/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400

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