

# 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  
5/95 Highett Road, Hampton Vic 3188

#### Indicative selling price

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

Range between \$540,000 & \$575,000

#### Median sale price

Median price \$947,500 Property Type Unit Suburb Hampton  
Period - From 04/02/2025 to 03/02/2026 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                              | 206/286 Highett Rd HIGHETT 3190 | \$560,000 | 11/12/2025   |
| 2                              | 6/522 Bluff Rd HAMPTON 3188     | \$560,000 | 15/09/2025   |
| 3                              |                                 |           |              |

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:

04/02/2026 10:40



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**206/286 Highett Rd HIGHETT 3190 (REI)**



**Price:** \$560,000

**Method:** Auction Sale

**Date:** 11/12/2025

**Property Type:** Apartment

Agent Comments



**6/522 Bluff Rd HAMPTON 3188 (REI/VG)**



**Price:** \$560,000

**Method:** Private Sale

**Date:** 15/09/2025

**Property Type:** Unit

Agent Comments

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.

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840