

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

8 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

&

\$1,375,000

Median sale price

Median price

\$1,470,000

Property Type

House

Suburb

Hampton East

Period - From

15/06/2025

to

14/12/2025

Source

Cotality™

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 agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|--|-------------|--------------|
| 27 Widdop Crescent Hampton East VIC 3188 | \$1,370,000 | 02/07/2025 |
| 1 Viola Crescent Highett VIC 3190 | \$1,325,000 | 29/11/2025 |
| 473 Highett Road Highett VIC 3190 | \$1,360,000 | 04/12/2025 |

This Statement of Information was prepared on:

15/12/2025