

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

45 Charming Street, Hampton East VIC 3188

Indicative selling price

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

Range between

\$1,570,000

&

\$1,620,000

Median sale price

Median price

\$1,467,000

Property Type

House

Suburb

Hampton East

Period - From

27/10/2025

to

26/04/2026

Source

pdol

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
16 Talbot Av, Bentleigh Vic	\$1,605,000	26/02/2026
2 Barnet St, Highett Vic	\$1,598,000	21/02/2026
7 Herbert St, Highett Vic	\$1,595,000	18/02/2026

This Statement of Information was prepared on:

27/04/2026