

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

6A Nepean Avenue, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,526,000

Property Type Townhouse

Suburb Hampton East

Period - From 17/08/2025

to

16/08/2026

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	14a Rose St HIGHETT 3190	\$1,750,000	22/07/2026
2	1a Telford St HIGHETT 3190	\$1,635,000	11/04/2026
3	19b Clay St MOORABBIN 3189	\$1,559,000	05/04/2026

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:

17/08/2026 14:01



Property Type:
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median Townhouse Price
17/08/2025 - 16/08/2026: \$1,526,000

Comparable Properties



14a Rose St HIGHETT 3190 (REI)

Agent Comments



Price: \$1,750,000
Method: Sold Before Auction
Date: 22/07/2026
Property Type: Townhouse (Res)
Land Size: 344 sqm approx



1a Telford St HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$1,635,000
Method: Auction Sale
Date: 11/04/2026
Property Type: Townhouse (Res)
Land Size: 320 sqm approx



19b Clay St MOORABBIN 3189 (REI/VG)

Agent Comments



Price: \$1,559,000
Method: Private Sale
Date: 05/04/2026
Property Type: Townhouse (Res)
Land Size: 301 sqm approx

Account - Kay & Burton (Flinders) | P: 03 5989 1000 | F: 03 5989 0171



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