

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

106/336 South Road, Hampton East Vic 3188

Indicative selling price

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

Range between

\$410,000

&

\$440,000

Median sale price

Median price

\$708,750

Property Type

Unit

Suburb

Hampton East

Period - From

10/09/2025

to

09/09/2026

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.

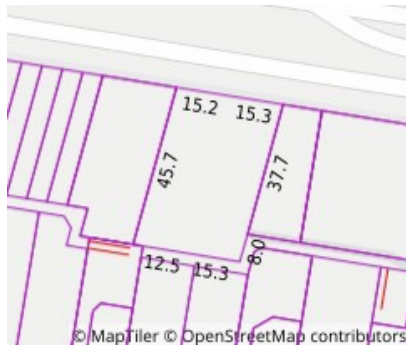
	Address of comparable property	Price	Date of sale
1	206/336 South Rd HAMPTON EAST 3188	\$390,000	20/07/2026
2	208/15 Hamilton St BENTLEIGH 3204	\$482,000	22/04/2026
3	105/342 Centre Rd BENTLEIGH 3204	\$460,000	25/03/2026

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:

10/09/2026 10:36



1
 1
 1

Property Type:
Land Size: 57 sqm approx
Agent Comments

Indicative Selling Price
 \$410,000 - \$440,000
Median Unit Price
 10/09/2025 - 09/09/2026: \$708,750

Comparable Properties



206/336 South Rd HAMPTON EAST 3188 (REI)

Agent Comments

1
 1
 1

Price: \$390,000
Method: Private Sale
Date: 20/07/2026
Property Type: Apartment



208/15 Hamilton St BENTLEIGH 3204 (REI)

Agent Comments

1
 1
 1

Price: \$482,000
Method: Private Sale
Date: 22/04/2026
Property Type: Apartment



105/342 Centre Rd BENTLEIGH 3204 (REI)

Agent Comments

1
 1
 1

Price: \$460,000
Method: Private Sale
Date: 25/03/2026
Property Type: Apartment

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