

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

20 Kelly Avenue, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,275,000

&

\$1,400,000

Median sale price

Median price \$1,288,500

Property Type House

Suburb Hampton East

Period - From 01/04/2026

to

30/06/2026

Source REIV

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	43 Flowerdale Rd HAMPTON EAST 3188	\$1,340,000	22/06/2026
2	23 Lonsdale Av HAMPTON EAST 3188	\$1,365,000	18/04/2026
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:

28/07/2026 14:32



3 1 2

Property Type: House (Res)
Land Size: 621 sqm approx
Agent Comments

Indicative Selling Price
\$1,275,000 - \$1,400,000
Median House Price
June quarter 2026: \$1,288,500

Comparable Properties



43 Flowerdale Rd HAMPTON EAST 3188 (REI)

Agent Comments

3 1 2

Price: \$1,340,000
Method: Private Sale
Date: 22/06/2026
Property Type: House (Res)
Land Size: 637 sqm approx



23 Lonsdale Av HAMPTON EAST 3188 (REI)

Agent Comments

2 1 1

Price: \$1,365,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 640 sqm approx

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.