

# 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

23 Highbury Avenue, Hampton East Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,000,000 & \$2,200,000

### Median sale price

Median price \$1,880,000 Property Type House Suburb Hampton East

Period - From 01/10/2023 to 31/12/2023 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	1 Werona St BENTLEIGH 3204	\$2,080,000	02/12/2023
2	39 Charming St HAMPTON EAST 3188	\$2,001,000	11/11/2023
3	24 Evans Av HAMPTON EAST 3188	\$1,765,000	28/10/2023

**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:

22/01/2024 10:43



4   2   2

**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 724 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$2,000,000 - \$2,200,000  
**Median House Price**  
December quarter 2023: \$1,880,000

## Comparable Properties



**1 Werona St BENTLEIGH 3204 (REI)**

[Agent Comments](#)

4   2   4

**Price:** \$2,080,000  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** House (Res)  
**Land Size:** 701 sqm approx



**39 Charming St HAMPTON EAST 3188 (REI)**

[Agent Comments](#)

4   2   3

**Price:** \$2,001,000  
**Method:** Auction Sale  
**Date:** 11/11/2023  
**Property Type:** House (Res)  
**Land Size:** 656 sqm approx



**24 Evans Av HAMPTON EAST 3188 (REI/VG)**

[Agent Comments](#)

3   2   3

**Price:** \$1,765,000  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** House (Res)  
**Land Size:** 782 sqm approx

**Account - Hodges** | P: 03 9596 1111 | F: 03 9596 7139