

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

24A FLOWERDALE ROAD HAMPTON EAST VIC 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,050,000

&

\$2,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,507,500

Property type

Other

Suburb

Hampton East

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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 BRAND STREET HAMPTON VIC 3188	\$2,000,000	03-Dec-25
6A CHISLEHURST ROAD HAMPTON VIC 3188	\$2,100,000	11-Dec-25
24B FLOWERDALE ROAD HAMPTON EAST VIC 3188	\$2,245,000	04-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 04 May 2026

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1 BRAND STREET HAMPTON VIC 3188

Sold Price

\$2,000,000

Sold Date

03-Dec-25



5



2



2

Distance

1.64km



6A CHISLEHURST ROAD HAMPTON VIC 3188

Sold Price

\$2,100,000

Sold Date

11-Dec-25



3



2



2

Distance

1.38km



24B FLOWERDALE ROAD HAMPTON EAST VIC 3188

Sold Price

^{RS} **\$2,245,000**

Sold Date

04-Feb-26



4



2



2

Distance

0.01km

RS = Recent sale

UN = Undisclosed Sale

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