

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

28a Roydon Street, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,380,000

&

\$1,480,000

Median sale price

Median price \$1,526,000

Property Type Townhouse

Suburb Hampton East

Period - From 18/05/2025

to

17/05/2026

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	5B Ronald St MOORABBIN 3189	\$1,400,000	28/04/2026
2	23a Mcarthur St BENTLEIGH 3204	\$1,435,000	14/03/2026
3	5a Saltair St HAMPTON EAST 3188	\$1,465,000	19/11/2025

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:

18/05/2026 15:10