

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

3/7 Leonard Street, Hampton East Vic 3188

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$1,160,000

Property Type

Unit

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	2/18 Widdop Cr HAMPTON EAST 3188	\$880,000	05/09/2026
2	4/8 Keiller St HAMPTON EAST 3188	\$757,000	01/08/2026
3	2/23 Nepean Av HAMPTON EAST 3188	\$860,000	27/05/2026

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:

23/09/2026 15:54



2 1 2

Rooms: 4

Property Type:

Divorce/Estate/Family Transfers

Land Size: 202 sqm approx

Agent Comments

Rear of just 3, light filled 2 BR spacious villa unit with north facing rear garden, lovely open plan living, single garage plus 2nd carspace and opposite the park in a quiet cul de sac.

Comparable Properties



2/18 Widdop Cr HAMPTON EAST 3188 (REI)

Agent Comments

2 2 2

Price: \$880,000

Method: Auction Sale

Date: 05/09/2026

Property Type: Unit



4/8 Keiller St HAMPTON EAST 3188 (REI)

Agent Comments

2 1 1

Price: \$757,000

Method: Auction Sale

Date: 01/08/2026

Property Type: Unit



2/23 Nepean Av HAMPTON EAST 3188 (REI)

Agent Comments

2 1 2

Price: \$860,000

Method: Private Sale

Date: 27/05/2026

Property Type: Unit