

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

3a Exley Road, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,600,000

&

\$1,750,000

Median sale price

Median price \$1,550,000

Property Type Townhouse

Suburb Hampton East

Period - From 27/05/2025

to

26/05/2026

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	1a Telford St HIGHETT 3190	\$1,635,000	11/04/2026
2	421A Highett Rd HIGHETT 3190	\$1,665,000	28/03/2026
3	9a Wilson St HIGHETT 3190	\$1,730,000	25/02/2026

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:

27/05/2026 10:16



4
 3
 2

Property Type: Townhouse

Land Size: 305 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,750,000

Median Townhouse Price

27/05/2025 - 26/05/2026: \$1,550,000

Comparable Properties



1a Telford St HIGHETT 3190 (REI)

Agent Comments

4
 3
 2

Price: \$1,635,000

Method: Auction Sale

Date: 11/04/2026

Property Type: Townhouse (Res)



421A Highett Rd HIGHETT 3190 (REI)

Agent Comments

4
 3
 2

Price: \$1,665,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)



9a Wilson St HIGHETT 3190 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,730,000

Method: Sold Before Auction

Date: 25/02/2026

Property Type: House (Res)

Land Size: 298 sqm approx

Account - Marshall White | P: 03 9822 9999