

# 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

4/15 Dudley 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 \$720,000 & \$790,000

### Median sale price

Median price

\$700,000

Property Type

Unit

Suburb

Hampton East

Period - From

26/03/2025

to

25/03/2026

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 | 3/4-6 Aster Cr HIGHETT 3190     | \$810,000 | 14/03/2026   |
| 2 | 7/63 Tibrockney St HIGHETT 3190 | \$807,500 | 12/03/2026   |
| 3 | 3/15 Alfred St HIGHETT 3190     | \$755,000 | 06/12/2025   |

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:

26/03/2026 11:25



 2    1    1

Property Type: Unit  
Agent Comments

**Indicative Selling Price**

\$720,000 - \$790,000

**Median Unit Price**

26/03/2025 - 25/03/2026: \$700,000

## Comparable Properties



**3/4-6 Aster Cr HIGHETT 3190 (REI)**

Agent Comments

 2    1    1

**Price:** \$810,000

**Method:** Auction Sale

**Date:** 14/03/2026

**Property Type:** Unit



**7/63 Tibrockney St HIGHETT 3190 (REI)**

Agent Comments

 2    1    2

**Price:** \$807,500

**Method:** Private Sale

**Date:** 12/03/2026

**Property Type:** Unit



**3/15 Alfred St HIGHETT 3190 (REI/VG)**

Agent Comments

 2    1    2

**Price:** \$755,000

**Method:** Auction Sale

**Date:** 06/12/2025

**Property Type:** Unit

**Account - Hodges** | P: 03 9598 1111 | F: 03 9598 5598