

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

41a Wickham Road, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,380,000

&

\$1,450,000

Median sale price

Median price \$1,195,500

Property Type Unit

Suburb Hampton East

Period - From 01/07/2025

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	260a South Rd BRIGHTON EAST 3187	\$1,420,000	31/07/2026
2	5B Ronald St MOORABBIN 3189	\$1,400,000	28/04/2026
3			

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:

25/08/2026 10:36



Property Type:
Agent Comments

Indicative Selling Price
\$1,380,000 - \$1,450,000
Median Unit Price
Year ending June 2026: \$1,195,500

Comparable Properties



260a South Rd BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$1,420,000
Method: Private Sale
Date: 31/07/2026
Property Type: Townhouse (Res)



5B Ronald St MOORABBIN 3189 (REI/VG)

Agent Comments



Price: \$1,400,000
Method: Private Sale
Date: 28/04/2026
Property Type: Townhouse (Res)
Land Size: 301 sqm approx

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.