

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

44 Wickham Road, Hampton East Vic 3188

Indicative selling price

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

Range between

\$1,290,000

&

\$1,390,000

Median sale price

Median price

\$1,288,500

Property Type

House

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	24 Panorama Av HIGHETT 3190	\$1,470,000	16/05/2026
2	42 Spring Rd HAMPTON EAST 3188	\$1,405,000	28/03/2026
3	19 Perry St MOORABBIN 3189	\$1,525,000	14/03/2026

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:

22/07/2026 16:48



3 2 2

Property Type: House

Comparable Properties



24 Panorama Av HIGHETT 3190 (REI/VG)

Agent Comments

3 1 1

Price: \$1,470,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)

Land Size: 624 sqm approx



42 Spring Rd HAMPTON EAST 3188 (REI)

Agent Comments

3 1 2

Price: \$1,405,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 633 sqm approx



19 Perry St MOORABBIN 3189 (REI)

Agent Comments

3 2 1

Price: \$1,525,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 815 sqm approx