

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

6 Parkview Crescent, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,345,000

Property Type House

Suburb Hampton East

Period - From 02/09/2025

to

01/09/2026

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	9 Short St HAMPTON EAST 3188	\$1,388,000	08/08/2026
2	43 Flowerdale Rd HAMPTON EAST 3188	\$1,340,000	22/06/2026
3	2c Leith Cr HAMPTON EAST 3188	\$1,320,000	25/05/2026

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:

02/09/2026 10:18

6 Parkview Crescent, Hampton East Vic 3188



Ryan Castles

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

02/09/2025 - 01/09/2026: \$1,345,000



3 1 4

Property Type: House (Res)

Land Size: 363 sqm approx

Agent Comments

Comparable Properties



9 Short St HAMPTON EAST 3188 (REI)

Agent Comments

3 2 4

Price: \$1,388,000

Method: Auction Sale

Date: 08/08/2026

Property Type: House (Res)

Land Size: 670 sqm approx



43 Flowerdale Rd HAMPTON EAST 3188 (REI/VG)

Agent Comments

3 1 2

Price: \$1,340,000

Method: Private Sale

Date: 22/06/2026

Property Type: House (Res)

Land Size: 637 sqm approx



2c Leith Cr HAMPTON EAST 3188 (REI/VG)

Agent Comments

4 2 4

Price: \$1,320,000

Method: Sold Before Auction

Date: 25/05/2026

Property Type: House (Res)

Land Size: 263 sqm approx

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840



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