

# 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

8b Warland Road, 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

\$1,650,000

&

\$1,750,000

### Median sale price

Median price

\$1,376,000

Property Type

Other

Suburb

Hampton East

Period - From

30/10/2024

to

29/04/2025

Source

core\_logic

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
46A Tucker Road Bentleigh VIC 3204	\$1,642,500	02/04/2025
24B Tatong Road Brighton East VIC 3187	\$1,705,000	03/04/2025
2A Albert Street Highett VIC 3190	\$1,780,000	27/02/2025

This Statement of Information was prepared on:

30/04/2025