

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

15a Leith Crescent, Hampton East Vic 3188

Indicative selling price

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

Range between

\$1,000,000

 &

\$1,100,000

Median sale price

Median price

\$1,467,000

 Property Type

House

 Suburb

Hampton East

Period - From

01/01/2025

 to

31/12/2025

 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	16 Exley Rd HAMPTON EAST 3188	\$1,165,000	14/02/2026
2	12 Dane Rd HAMPTON EAST 3188	\$1,030,000	29/01/2026
3	2/53 Lonsdale Av HAMPTON EAST 3188	\$1,086,000	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:

25/02/2026 07:32



3 1 2

Property Type: House (Res)
Land Size: 344 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 Year ending December 2025: \$1,467,000

Comparable Properties



16 Exley Rd HAMPTON EAST 3188 (REI)

Agent Comments

3 1 2

Price: \$1,165,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)



12 Dane Rd HAMPTON EAST 3188 (REI)

Agent Comments

3 1 2

Price: \$1,030,000
Method: Private Sale
Date: 29/01/2026
Property Type: House
Land Size: 273 sqm approx



2/53 Lonsdale Av HAMPTON EAST 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$1,086,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Unit

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