

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

9a Ridge Avenue, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,750,000 & \$1,895,000

Median sale price

Median price \$1,382,500 Property Type House Suburb Hampton East

Period - From 01/10/2025 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	1a Crest Av HAMPTON EAST 3188	\$1,835,000	09/01/2026
2	9a Tarwin Av HAMPTON EAST 3188	\$1,800,000	20/11/2025
3	121a Wickham Rd HAMPTON EAST 3188	\$1,800,000	01/10/2025

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:

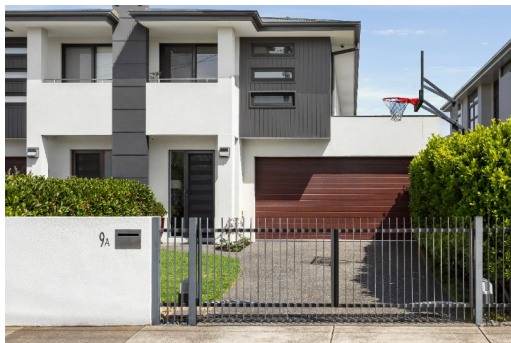
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Indicative Selling Price
\$1,750,000 - \$1,895,000

Median House Price
December quarter 2025: \$1,382,500



3 2 2

Property Type: House

Comparable Properties



1a Crest Av HAMPTON EAST 3188 (REI)

[Agent Comments](#)

4 3 3

Price: \$1,835,000
Method: Private Sale
Date: 09/01/2026
Property Type: Townhouse (Single)



9a Tarwin Av HAMPTON EAST 3188 (REI/VG)

[Agent Comments](#)

4 3 2

Price: \$1,800,000
Method: Private Sale
Date: 20/11/2025
Property Type: Townhouse (Res)
Land Size: 376 sqm approx



121a Wickham Rd HAMPTON EAST 3188 (REI/VG)

[Agent Comments](#)

4 3 2

Price: \$1,800,000
Method: Sold Before Auction
Date: 01/10/2025
Property Type: Townhouse (Res)
Land Size: 325 sqm approx

Account - Jellis Craig | P: 03 9194 1200



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