

## 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

205/336 SOUTH 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) (\*Delete single price or range as applicable)

Single Price

\$615,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,064,000

Property type

Unit

Suburb

Hampton East

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

### 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 6 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

105/15 MAJOR STREET HIGHETT VIC 3190	\$610,000	04-Oct-25
149/75 GRAHAM ROAD HIGHETT VIC 3190	\$615,000	01-Dec-25
101/22 BENT STREET BENTLEIGH VIC 3204	\$610,000	15-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 23 February 2026



**105/15 MAJOR STREET HIGHETT  
VIC 3190**

2 2 2

Sold Price **\$610,000** Sold Date **04-Oct-25**

Distance **1.65km**



**149/75 GRAHAM ROAD HIGHETT  
VIC 3190**

2 2 1

Sold Price **\$615,000** Sold Date **01-Dec-25**

Distance **1.92km**



**101/22 BENT STREET BENTLEIGH  
VIC 3204**

2 2 1

Sold Price <sup>RS</sup> **\$610,000** <sup>UN</sup> Sold Date **15-Dec-25**

Distance **1.98km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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