

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

10/13-17 Kelly Avenue, Hampton East Vic 3188
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Indicative selling price

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

Range between

\$675,000

 &

\$725,000

Median sale price

Median price

\$1,226,000

 Property Type

Unit

 Suburb

Hampton East

Period - From

10/02/2025

 to

09/02/2026

 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	4/20 Panorama Av HIGHETT 3190	\$702,000	22/11/2025
2	1/361 Highett Rd HIGHETT 3190	\$755,000	08/11/2025
3	3/19 Barilla Rd MOORABBIN 3189	\$742,000	17/09/2025

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:

10/02/2026 12:03



Property Type:
Flat/Unit/Apartment (Res)
[Agent Comments](#)

Indicative Selling Price
\$675,000 - \$725,000

Median Unit Price
10/02/2025 - 09/02/2026: \$1,226,000

Comparable Properties



4/20 Panorama Av HIGHETT 3190 (REI/VG)

[Agent Comments](#)



Price: \$702,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Unit
Land Size: 222 sqm approx



1/361 Highett Rd HIGHETT 3190 (REI/VG)

[Agent Comments](#)



Price: \$755,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Unit
Land Size: 106 sqm approx



3/19 Barilla Rd MOORABBIN 3189 (REI/VG)

[Agent Comments](#)



Price: \$742,000
Method: Private Sale
Date: 17/09/2025
Property Type: Unit

Account - Buxton | P: 03 9555 0622 | F: 03 9532 2234