

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 284a South Road, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,465,000 Property Type Townhouse Suburb Hampton East

Period - From 25/02/2025 to 24/02/2026 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

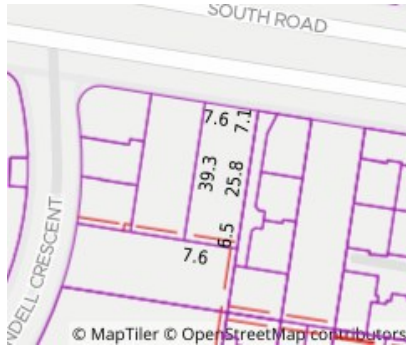
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	46A Marquis Rd BENTLEIGH 3204	\$1,595,000	06/12/2025
2	46b Tucker Rd BENTLEIGH 3204	\$1,530,000	27/11/2025
3	5a Saltair St HAMPTON EAST 3188	\$1,465,000	19/11/2025

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 07:34



4 3 2

Rooms: 9
Property Type: Townhouse
Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,500,000
Median Townhouse Price
 25/02/2025 - 24/02/2026: \$1,465,000

Comparable Properties



46A Marquis Rd BENTLEIGH 3204 (REI/VG)

[Agent Comments](#)

4 3 2

Price: \$1,595,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Townhouse (Res)



46b Tucker Rd BENTLEIGH 3204 (REI/VG)

[Agent Comments](#)

4 3 2

Price: \$1,530,000
Method: Private Sale
Date: 27/11/2025
Property Type: Townhouse (Single)



5a Saltair St HAMPTON EAST 3188 (REI/VG)

[Agent Comments](#)

4 3 2

Price: \$1,465,000
Method: Sold Before Auction
Date: 19/11/2025
Property Type: Townhouse (Res)
Land Size: 312 sqm approx

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