

# 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

3 Saltair Street, 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)

Single price

\$1,300,000

### 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	56 Spring Rd HAMPTON EAST 3188	\$1,300,000	05/12/2025
2	19 Healey St MOORABBIN 3189	\$1,300,000	18/11/2025
3	1 Saltair St HAMPTON EAST 3188	\$1,275,000	16/09/2025

**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:

16/02/2026 14:47

3 Saltair Street, Hampton East Vic 3188



Angus Graham

9598 1111

0401 505 259

agraham@hodges.com.au

**Indicative Selling Price**

\$1,300,000

**Median House Price**

Year ending December 2025: \$1,467,000



2   1   2

**Property Type:** House (Res)

**Land Size:** 624 sqm approx

Agent Comments

## Comparable Properties



**56 Spring Rd HAMPTON EAST 3188 (REI)**

Agent Comments

3   1   2

**Price:** \$1,300,000

**Method:** Sold Before Auction

**Date:** 05/12/2025

**Property Type:** House (Res)

**Land Size:** 597 sqm approx



**19 Healey St MOORABBIN 3189 (REI)**

Agent Comments

-   -   -

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 18/11/2025

**Property Type:** Land

**Land Size:** 536 sqm approx



**1 Saltair St HAMPTON EAST 3188 (REI)**

Agent Comments

3   1   1

**Price:** \$1,275,000

**Method:** Sold Before Auction

**Date:** 16/09/2025

**Property Type:** House

**Land Size:** 621 sqm approx

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



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