

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

11B LEITH CRESCENT HAMPTON EAST VIC 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,550,000

&

\$1,650,000

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

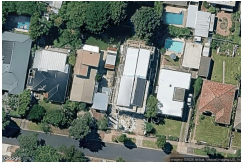
Date of sale

13A BESANT STREET HAMPTON EAST VIC 3188	\$1,600,000	10-Nov-25
9 SUMMIT AVENUE HAMPTON EAST VIC 3188	\$1,550,000	30-Oct-25
67A RAYNES PARK ROAD HAMPTON VIC 3188	\$1,650,000	22-Nov-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: 17 February 2026



**13A BESANT STREET HAMPTON
EAST VIC 3188**

4 - -

Sold Price **\$1,600,000** Sold Date **10-Nov-25**

Distance **0.18km**

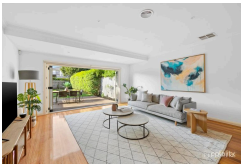


**9 SUMMIT AVENUE HAMPTON
EAST VIC 3188**

4 2 2

Sold Price **\$1,550,000** Sold Date **30-Oct-25**

Distance **0.47km**



**67A RAYNES PARK ROAD
HAMPTON VIC 3188**

4 3 1

Sold Price **\$1,650,000** Sold Date **22-Nov-25**

Distance **0.85km**

RS = Recent sale UN = Undisclosed Sale

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