

# 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 2/7 Widdop Crescent, 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)

Range between \$960,000 & \$990,000

### Median sale price

Median price \$1,201,000 Property Type Unit Suburb Hampton East

Period - From 03/03/2025 to 02/03/2026 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	1/10 Spring Rd HIGHETT 3190	\$995,000	02/01/2026
2	2/19 View St HIGHETT 3190	\$950,000	16/12/2025
3			

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: 03/03/2026 12:17



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**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**

\$960,000 - \$990,000

**Median Unit Price**

03/03/2025 - 02/03/2026: \$1,201,000

## Comparable Properties



**1/10 Spring Rd HIGHETT 3190 (REI)**

[Agent Comments](#)

3 2 2

**Price:** \$995,000

**Method:** Private Sale

**Date:** 02/01/2026

**Property Type:** Unit

**Land Size:** 253 sqm approx



**2/19 View St HIGHETT 3190 (REI/VG)**

[Agent Comments](#)

3 1 1

**Price:** \$950,000

**Method:** Sold Before Auction

**Date:** 16/12/2025

**Property Type:** House (Res)

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.

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