

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 2/105a Wickham Road, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,290,000 & \$1,340,000

Median sale price

Median price \$1,495,500 Property Type Townhouse Suburb Hampton East

Period - From 16/02/2025 to 15/02/2026 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	1A Taverner St MOORABBIN 3189	\$1,330,000	20/11/2025
2	6b Bruthen St MOORABBIN 3189	\$1,335,000	25/10/2025
3	2/19 Kendall St HAMPTON 3188	\$1,310,000	24/10/2025

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 10:57



Property Type:
Agent Comments

Indicative Selling Price
\$1,290,000 - \$1,340,000
Median Townhouse Price
16/02/2025 - 15/02/2026: \$1,495,500

Comparable Properties



1A Taverner St MOORABBIN 3189 (REI/VG)

Agent Comments



Price: \$1,330,000
Method: Private Sale
Date: 20/11/2025
Property Type: Townhouse (Res)
Land Size: 212 sqm approx



6b Bruthen St MOORABBIN 3189 (REI/VG)

Agent Comments



Price: \$1,335,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Townhouse (Res)
Land Size: 292 sqm approx



2/19 Kendall St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$1,310,000
Method: Sold Before Auction
Date: 24/10/2025
Property Type: Townhouse (Res)

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