

# 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

12/12 Bartlett St, 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

\$525,000

&

\$565,000

### Median sale price

Median price

\$1,226,000

Property Type

Unit

Suburb

Hampton East

Period - From

03/09/2025

to

02/03/2026

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
6/522 Bluff Rd, HAMPTON Vic	\$560,000	15/09/2025
201/324 Centre Rd, Bentleigh Vic	\$592,000	27/12/2025
4/9 Bent St, Bentleigh Vic	\$617,500	09/10/2025

This Statement of Information was prepared on:

10/03/2026