

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

2/23 Nepean Avenue, Hampton East VIC 3188

Indicative selling price

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

Range between

\$845,000

&

\$895,000

Median sale price

Median price

\$1,211,000

Property Type

Unit

Suburb

Hampton East

Period - From

15/11/2025

to

14/05/2026

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

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.

| Address of comparable property | Price | Date of sale |
|------------------------------------|-----------|--------------|
| 2/7 Widdop Cr, Hampton East Vic | \$885,000 | 28/03/2026 |
| 2/589 South Rd, Bentleigh East Vic | \$880,000 | 28/03/2026 |
| | | |

This Statement of Information was prepared on:

15/05/2026