Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/12 Bartlett Street, Hampton East Vic 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$490,000		&		\$530,000				
Median sale p	rice								
Median price	\$688,500	Pro	operty Type	Unit			Suburb	Hampton East	
Period - From	18/06/2024	to	17/06/2025		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	6/8 Brentwood St BENTLEIGH 3204	\$501,000	17/05/2025
2	105/8 Railway Cr BENTLEIGH 3204	\$527,000	24/01/2025
3	6/13 Baker St MOORABBIN 3189	\$550,000	25/02/2025

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:

18/06/2025 13:11





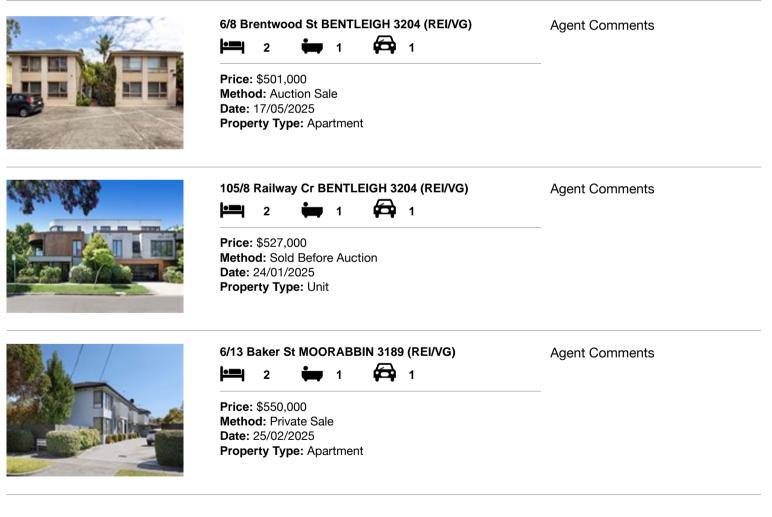




Rooms: 4 Property Type: Apartment Agent Comments Indicative Selling Price \$490,000 - \$530,000 Median Unit Price 18/06/2024 - 17/06/2025: \$688,500

Step into modern living with this bright and beautifully presented 2-bedroom, 1-bathroom apartment, perfect for first-home buyers, downsizers, or savvy investors. Spacious and on the first floor, this 2-bedroom apartment is at the top of its game with its light-filled orientations to the east and west and cool commuter location. In heart of the restaurant and rail precinct, this well-designed apartment adapts to every lifestyle with open-plan living flowing to a sunset-view main bedroom and a second bedroom both with built in robes.

Comparable Properties



Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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