

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

70a Highett Road, Hampton Vic 3188

Indicative selling price

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

Range between

\$1,800,000

&

\$1,900,000

Median sale price

Median price

\$1,535,000

Property Type

Townhouse

Suburb

Hampton

Period - From

29/04/2025

to

28/04/2026

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	12B Green Pde SANDRINGHAM 3191	\$1,895,000	28/02/2026
2	3/9 Ocean St HAMPTON 3188	\$1,840,000	25/02/2026
3	1a Crest Av HAMPTON EAST 3188	\$1,835,000	09/01/2026

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:

29/04/2026 16:34



 4  3  2

Property Type: Townhouse

Agent Comments

Comparable Properties



12B Green Pde SANDRINGHAM 3191 (REI)

Agent Comments

 4  3  2

Price: \$1,895,000

Method: Private Sale

Date: 28/02/2026

Property Type: Townhouse (Res)

Land Size: 357 sqm approx

3/9 Ocean St HAMPTON 3188 (VG)

Agent Comments

 3  -  -

Price: \$1,840,000

Method: Sale

Date: 25/02/2026

Property Type: Flat/Unit/Apartment (Res)



1a Crest Av HAMPTON EAST 3188 (REI)

Agent Comments

 4  3  3

Price: \$1,835,000

Method: Private Sale

Date: 09/01/2026

Property Type: Townhouse (Single)