

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

24 Nepean Avenue, Hampton East VIC 3188

Indicative selling price

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

Range between

\$1,100,000

&

\$1,210,000

Median sale price

Median price

\$1,095,000

Property Type

Unit

Suburb

Hampton East

Period - From

22/01/2025

to

21/07/2025

Source

core_logic

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
179 Wickham Road Moorabbin VIC 3189	\$1,190,000	22/03/2025
1/3 Fiddes Street Moorabbin VIC 3189	\$1,117,500	12/03/2025
14A Carrington Street Hampton East VIC 3188	\$1,125,000	27/03/2025

This Statement of Information was prepared on:

23/07/2025