

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

45 Charming Street, Hampton East VIC 3188

Indicative selling price

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

Range between

\$1,780,000

&

\$1,850,000

Median sale price

Median price

\$1,410,000

Property Type

House

Suburb

Hampton East

Period - From

29/01/2025

to

28/07/2025

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
6 Orana Court Moorabbin VIC 3189	\$1,770,000	25/02/2025
6 Lockwood Street Bentleigh VIC 3204	\$1,820,000	13/03/2025
69 Bendigo Avenue Bentleigh VIC 3204	\$1,890,000	04/07/2025

This Statement of Information was prepared on:

29/07/2025