

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 73 Wickham Road, Hampton East Vic 3188

Indicative selling price

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

Range between \$2,490,000 & \$2,590,000

Median sale price

Median price \$1,467,000 Property Type House Suburb Hampton East

Period - From 01/04/2025 to 31/03/2026 Source REIV

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	95 Abbott St SANDRINGHAM 3191	\$2,590,000	08/04/2026
2	18 Noyes St HIGHETT 3190	\$2,482,500	24/12/2025
3	5 Sydenham St HIGHETT 3190	\$2,550,000	19/11/2025

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: 29/04/2026 16:09



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Property Type: House
Land Size: 606 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,490,000 - \$2,590,000
Median House Price
 Year ending March 2026: \$1,467,000

Comparable Properties



95 Abbott St SANDRINGHAM 3191 (REI)

Agent Comments

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Price: \$2,590,000
Method: Private Sale
Date: 08/04/2026
Property Type: House
Land Size: 766 sqm approx



18 Noyes St HIGHETT 3190 (REI/VG)

Agent Comments

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Price: \$2,482,500
Method: Private Sale
Date: 24/12/2025
Property Type: House
Land Size: 580 sqm approx



5 Sydenham St HIGHETT 3190 (REI/VG)

Agent Comments

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  2

Price: \$2,550,000
Method: Sold Before Auction
Date: 19/11/2025
Property Type: House (Res)
Land Size: 581 sqm approx

Account - Jellis Craig | P: 03 9194 1200



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