

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

3b Ridge Avenue, Hampton East VIC 3188

Indicative selling price

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

Single price

\$1,990,000

Median sale price

Median price

\$1,035,000

Property Type

Unit

Suburb

Hampton East

Period - From

01/12/2025

to

31/05/2026

Source

Cotality™

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 |
|---|-------------|--------------|
| 24A Flowerdale Road Hampton East VIC 3188 | \$2,200,000 | 27/05/2026 |
| 94A Highett Road Hampton VIC 3188 | \$1,960,000 | 25/04/2026 |
| 43 Baird Street Brighton East VIC 3187 | \$2,050,000 | 27/02/2026 |

This Statement of Information was prepared on:

02/06/2026