

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

312 South Road, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,466,000

Property Type House

Suburb Hampton East

Period - From 16/01/2025

to

15/01/2026

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.

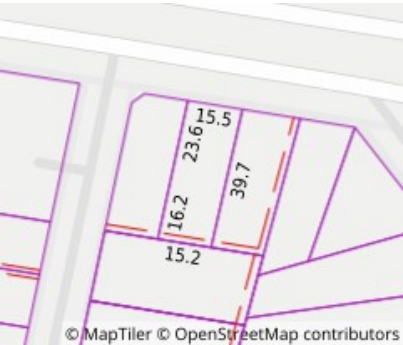
	Address of comparable property	Price	Date of sale
1	56 Spring Rd HAMPTON EAST 3188	\$1,300,000	05/12/2025
2	19 Healey St MOORABBIN 3189	\$1,300,000	18/11/2025
3	26 Widdop Cr HAMPTON EAST 3188	\$1,343,000	20/08/2025

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:

16/01/2026 10:45



Property Type:
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
16/01/2025 - 15/01/2026: \$1,466,000

Comparable Properties



56 Spring Rd HAMPTON EAST 3188 (REI)

Agent Comments

 3  1  2

Price: \$1,300,000
Method: Sold Before Auction
Date: 05/12/2025
Property Type: House (Res)
Land Size: 597 sqm approx



19 Healey St MOORABBIN 3189 (REI)

Agent Comments

 -  -  -

Price: \$1,300,000
Method: Private Sale
Date: 18/11/2025
Property Type: Land
Land Size: 536 sqm approx



26 Widdop Cr HAMPTON EAST 3188 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,343,000
Method: Private Sale
Date: 20/08/2025
Property Type: House
Land Size: 603 sqm approx

Account - Barry Plant | P: 03 9586 0500