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<br>Including suburb and postcode | 24A FLOWERDALE ROAD HAMPTON EAST VIC 3188 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $1,950,000 | & | $2,100,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,035,000 | Property type | Unit | Suburb | Hampton East |
| Period-from | 01 May 2025 | to | 30 Apr 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 6 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 |
|---|---|---|
| 1A CREST AVENUE HAMPTON EAST VIC 3188 | $1,835,000 | 09-Jan-26 |
| 1 BRAND STREET HAMPTON VIC 3188 | $2,000,000 | 03-Dec-25 |
| 24B FLOWERDALE ROAD HAMPTON EAST VIC 3188 | $2,245,000 | 04-Feb-26 |

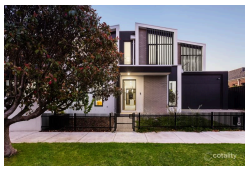
OR

**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 6 months.~~

This Statement of Information was prepared on: 13 May 2026

OBrien Real Estate

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**1A CREST AVENUE HAMPTON EAST VIC 3188**

4 3 2

Sold Price **$1,835,000** Sold Date **09-Jan-26**

Distance **0.75km**



**1 BRAND STREET HAMPTON VIC 3188**

5 2 2

Sold Price **$2,000,000** Sold Date **03-Dec-25**

Distance **1.64km**



**24B FLOWERDALE ROAD HAMPTON EAST VIC 3188**

4 2 2

Sold Price RS **$2,245,000** Sold Date **04-Feb-26**

Distance **0.01km**

**RS** = Recent sale **UN** = Undisclosed Sale

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