

## 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

205/336 SOUTH ROAD HAMPTON EAST VIC 3188

### Indicative selling price

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

Single Price

or range  
between

\$570,000

&

\$615,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,064,000

Property type

Unit

Suburb

Hampton East

Period-from

01 Mar 2025

to

28 Feb 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

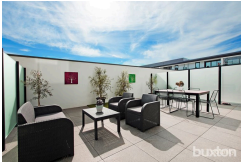
Date of sale

149/75 GRAHAM ROAD HIGHETT VIC 3190	\$615,000	01-Dec-25
807/6 STATION STREET MOORABBIN VIC 3189	\$600,000	11-Nov-25
601/17 TAYLOR STREET MOORABBIN VIC 3189	\$582,000	21-Nov-25

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: 06 March 2026



**149/75 GRAHAM ROAD HIGHETT  
VIC 3190**

2 2 1

Sold Price

**\$615,000**

Sold Date

**01-Dec-25**

Distance

**1.92km**



**807/6 STATION STREET  
MOORABBIN VIC 3189**

2 2 1

Sold Price

**\$600,000**

Sold Date

**11-Nov-25**

Distance

**0.5km**



**601/17 TAYLOR STREET  
MOORABBIN VIC 3189**

2 2 1

Sold Price

**\$582,000**

Sold Date

**21-Nov-25**

Distance

**0.5km**

RS = Recent sale

UN = Undisclosed Sale

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