

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

Unit

Suburb

Hampton East

Period-from

01 Apr 2025

to

31 Mar 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

807/6 STATION STREET MOORABBIN VIC 3189	\$600,000	11-Nov-25
601/17 TAYLOR STREET MOORABBIN VIC 3189	\$582,000	21-Nov-25
108/3 FAULKNER STREET BENTLEIGH VIC 3204	\$595,000	03-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: 17 April 2026



**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**



**108/3 FAULKNER STREET
BENTLEIGH VIC 3204**

2 2 1

Sold Price **\$595,000** Sold Date **03-Feb-26**

Distance **0.52km**

RS = Recent sale UN = Undisclosed Sale

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