

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

2b Gillies Street, Hampton Vic 3188

Indicative selling price

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

Single price

\$2,900,000

Median sale price

Median price

\$2,475,000

Property Type

House

Suburb

Hampton

Period - From

01/04/2024

to

31/03/2025

Source

REIV

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	42a Teddington Rd HAMPTON 3188	\$2,850,000	13/06/2025
2	10a Comer St BRIGHTON EAST 3187	\$2,885,000	10/06/2025
3	27A Edro Av BRIGHTON EAST 3187	\$2,685,000	23/05/2025

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:

25/06/2025 09:46