

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

64 Highett Road, Hampton Vic 3188

Indicative selling price

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

Range between

\$1,850,000

&

\$1,950,000

Median sale price

Median price

\$2,400,000

Property Type

House

Suburb

Hampton

Period - From

01/07/2024

to

30/06/2025

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	66 Earlsfield Rd HAMPTON 3188	\$2,120,000	21/06/2025
2	20 Cummins Rd BRIGHTON EAST 3187	\$1,940,000	16/05/2025
3	9 Duff St SANDRINGHAM 3191	\$1,850,000	07/03/2025

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:

05/08/2025 10:38



 3
  1
  2

Property Type: House
Land Size: 972 sqm approx
Agent Comments

Indicative Selling Price
 \$1,850,000 - \$1,950,000
Median House Price
 Year ending June 2025: \$2,400,000

Comparable Properties



66 Earlsfield Rd HAMPTON 3188 (REI)

Agent Comments

 2
  1
  2

Price: \$2,120,000
Method:
Date: 21/06/2025
Property Type: House



20 Cummins Rd BRIGHTON EAST 3187 (REI)

Agent Comments

 4
  2
  4

Price: \$1,940,000
Method: Sold Before Auction
Date: 16/05/2025
Property Type: House
Land Size: 873 sqm approx



9 Duff St SANDRINGHAM 3191 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$1,850,000
Method: Private Sale
Date: 07/03/2025
Property Type: House (Res)
Land Size: 780 sqm approx

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840