Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

ampton Vic 3188
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Indicative selling price

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

Range between	\$2.300.000	&	\$2,500,000
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Median sale price

Median price	\$2,325,250	Pro	perty Type	House		Suburb	Hampton
Period - From	01/04/2025	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.

Ad	dress of comparable property	Price	Date of sale
1	30 Grout St HAMPTON 3188	\$2,330,000	17/03/2025
2	3 Retreat Rd HAMPTON 3188	\$2,550,000	27/02/2025
3	51 Mills St HAMPTON 3188	\$2,300,000	26/02/2025

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:	15/07/2025 15:35









Property Type: House (Res) Land Size: 542 sqm approx

Agent Comments

Indicative Selling Price \$2,300,000 - \$2,500,000 **Median House Price** June guarter 2025: \$2,325,250

Comparable Properties



30 Grout St HAMPTON 3188 (REI)

Price: \$2,330,000

Method: Sold Before Auction

Date: 17/03/2025

Property Type: House (Res)

Agent Comments



3 Retreat Rd HAMPTON 3188 (REI/VG)



Agent Comments

Price: \$2,550,000

Method: Sold Before Auction

Date: 27/02/2025

Property Type: House (Res) Land Size: 650 sqm approx

51 Mills St HAMPTON 3188 (REI/VG)

Price: \$2,300,000

Method: Sold Before Auction

Date: 26/02/2025

Property Type: House (Res) Land Size: 627 sqm approx **Agent Comments**

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139





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