

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

540 Bluff Road, Hampton Vic 3188

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

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	487b Bluff Rd HAMPTON 3188	\$1,980,000	27/06/2025
2	33b Luckins Rd BENTLEIGH 3204	\$1,710,000	21/06/2025
3	27a Miller St HIGHETT 3190	\$1,780,000	04/06/2025

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:

07/07/2025 11:57



4 3.5 2

Rooms: 9

Property Type: House (Res)

Land Size: 394 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

Year ending March 2025: \$2,475,000

Comparable Properties



487b Bluff Rd HAMPTON 3188 (REI)

[Agent Comments](#)

4 4 2

Price: \$1,980,000

Method: Private Sale

Date: 27/06/2025

Property Type: Townhouse (Single)



33b Luckins Rd BENTLEIGH 3204 (REI)

[Agent Comments](#)

4 3 2

Price: \$1,710,000

Method: Auction Sale

Date: 21/06/2025

Property Type: Townhouse (Res)

Land Size: 347 sqm approx



27a Miller St HIGHETT 3190 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,780,000

Method: Private Sale

Date: 04/06/2025

Property Type: Townhouse (Single)

Land Size: 324 sqm approx

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598