Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 540 Bluff Road, Hampton Vic 3188

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,700,000		&		\$1,800,000			
Median sale p	rice							
Median price	\$2,475,000	Pro	operty Type	Ηοι	ISE		Suburb	Hampton
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ade	dress 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









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



Price: \$1,980,000

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487b Bluff Rd HAMPTON 3188 (REI)

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Method: Private Sale Date: 27/06/2025 Property Type: Townhouse (Single)



33b Luckins Rd BENTLEIGH 3204 (REI)



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) **2** 2 •••• 4 2

Price: \$1,780,000

Agent Comments

Agent Comments

Agent Comments

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



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