

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

33a Bateman Street, Hampton Vic 3188

Indicative selling price

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

Range between \$2,150,000 & \$2,300,000

Median sale price

Median price \$2,409,000 Property Type House Suburb Hampton

Period - From 01/04/2025 to 31/03/2026 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	32a Sunlight Cr BRIGHTON EAST 3187	\$2,115,000	20/05/2026
2	21b Baird St BRIGHTON EAST 3187	\$2,100,000	09/05/2026
3	5a Coombe Av HAMPTON 3188	\$2,350,000	24/03/2026

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:

13/06/2026 14:19



 5
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Property Type: Townhouse
 (Single)
Land Size: 358 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,150,000 - \$2,300,000
Median House Price
 Year ending March 2026: \$2,409,000

Comparable Properties



32a Sunlight Cr BRIGHTON EAST 3187 (REI)

Agent Comments

 4
  3
  3

Price: \$2,115,000
Method: Sold Before Auction
Date: 20/05/2026
Property Type: Townhouse (Res)



21b Baird St BRIGHTON EAST 3187 (REI)

Agent Comments

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Price: \$2,100,000
Method: Sold Before Auction
Date: 09/05/2026
Property Type: Townhouse (Res)
Land Size: 320 sqm approx



5a Coombe Av HAMPTON 3188 (REI/VG)

Agent Comments

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Price: \$2,350,000
Method: Private Sale
Date: 24/03/2026
Property Type: Townhouse (Res)
Land Size: 292 sqm approx

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