Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$1,400,000	&	\$1,500,000
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Median sale price

Median price	\$1,756,500	Pro	perty Type To	wnhouse		Suburb	Hampton
Period - From	30/06/2024	to	29/06/2025	So	ource	Property	/ Data

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	59a David St HAMPTON 3188	\$1,492,500	09/06/2025
2	1/27 Willis St HAMPTON 3188	\$1,480,000	16/03/2025
3			

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:	30/06/2025 16:47



Date of sale



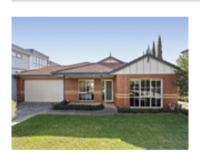


Indicative Selling Price \$1,400,000 - \$1,500,000 Median Townhouse Price 30/06/2024 - 29/06/2025: \$1,756,500





Comparable Properties



59a David St HAMPTON 3188 (REI)

3

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2

a 2

Price: \$1,492,500 **Method:** Private Sale **Date:** 09/06/2025

Property Type: Townhouse (Res)

Agent Comments



1/27 Willis St HAMPTON 3188 (REI/VG)

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3

:

2

a 2

Price: \$1,480,000

Method: Sold Before Auction

Date: 16/03/2025

Property Type: Townhouse (Res) **Land Size:** 351 sqm approx

Agent Comments

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.

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



