

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

4 Ralph Street, Hampton Vic 3188

Indicative selling price

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

Range between \$3,450,000 & \$3,650,000

Median sale price

Median price \$2,710,000 Property Type House Suburb Hampton

Period - From 01/01/2026 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 | 1 Kendall St HAMPTON 3188 | \$3,490,000 | 02/03/2026 |
| 2 | 52 Sandringham Rd SANDRINGHAM 3191 | \$3,700,000 | 09/02/2026 |
| 3 | 8 Foam St HAMPTON 3188 | \$3,535,000 | 10/12/2025 |

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:

27/05/2026 07:44



5 3 2

Rooms: 8
Property Type: House (Res)
 Agent Comments

Indicative Selling Price
 \$3,450,000 - \$3,650,000
Median House Price
 March quarter 2026: \$2,710,000

Comparable Properties



1 Kendall St HAMPTON 3188 (REI/VG)

Agent Comments

5 4 2

Price: \$3,490,000
Method: Private Sale
Date: 02/03/2026
Property Type: House (Res)
Land Size: 610 sqm approx

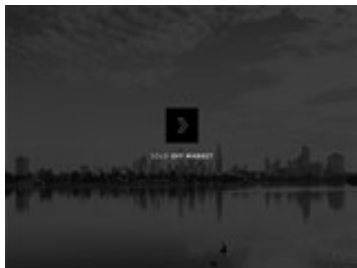


52 Sandringham Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

5 3 2

Price: \$3,700,000
Method: Private Sale
Date: 09/02/2026
Property Type: House (Res)
Land Size: 774 sqm approx



8 Foam St HAMPTON 3188 (REI)

Agent Comments

5 3 2

Price: \$3,535,000
Method: Private Sale
Date: 10/12/2025
Property Type: House

Account - Marshall White | P: 03 9822 9999