

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

14 Lansdown Street, Hampton Vic 3188

Indicative selling price

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

Range between \$3,200,000

&

\$3,400,000

Median sale price

Median price \$2,325,250

Property Type House

Suburb Hampton

Period - From 01/04/2025

to 30/06/2025

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	9 Le Fevre St SANDRINGHAM 3191	\$3,452,000	05/05/2025
2	138 Thomas St HAMPTON 3188	\$3,360,000	15/03/2025
3	28 Alicia St HAMPTON 3188	\$3,375,000	24/02/2025

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:

28/07/2025 11:40



5
 4.5
 2+

Property Type: House (Res)

Land Size: 696 sqm approx

Agent Comments

Indicative Selling Price

\$3,200,000 - \$3,400,000

Median House Price

June quarter 2025: \$2,325,250

Comparable Properties



9 Le Fevre St SANDRINGHAM 3191 (REI)

Agent Comments

5
 3
 8

Price: \$3,452,000

Method: Private Sale

Date: 05/05/2025

Property Type: House (Res)

Land Size: 709 sqm approx



138 Thomas St HAMPTON 3188 (REI/VG)

Agent Comments

4
 2
 4

Price: \$3,360,000

Method: Auction Sale

Date: 15/03/2025

Property Type: House (Res)

Land Size: 704 sqm approx



28 Alicia St HAMPTON 3188 (REI/VG)

Agent Comments

4
 3
 2

Price: \$3,375,000

Method: Private Sale

Date: 24/02/2025

Property Type: House

Land Size: 801 sqm approx

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139