

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

21B Raynes Park Road, Hampton Vic 3188

Indicative selling price

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

Range between \$1,990,000

&

\$2,189,000

Median sale price

Median price \$1,756,500

Property Type Townhouse

Suburb Hampton

Period - From 10/06/2024

to

09/06/2025

Source 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 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	10 Sara Av BRIGHTON EAST 3187	\$2,012,000	31/05/2025
2	34B David St HAMPTON 3188	\$2,050,000	26/03/2025
3	12b Smith St HAMPTON 3188	\$2,200,000	16/02/2025

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:

10/06/2025 16:27



Property Type:
Agent Comments

Indicative Selling Price
\$1,990,000 - \$2,189,000
Median Townhouse Price
10/06/2024 - 09/06/2025: \$1,756,500

Comparable Properties



10 Sara Av BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$2,012,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Townhouse (Res)
Land Size: 470 sqm approx



34B David St HAMPTON 3188 (REI)

Agent Comments



Price: \$2,050,000
Method: Sold Before Auction
Date: 26/03/2025
Property Type: Townhouse (Res)



12b Smith St HAMPTON 3188 (REI)

Agent Comments



Price: \$2,200,000
Method: Private Sale
Date: 16/02/2025
Property Type: Townhouse (Single)
Land Size: 319 sqm approx

Account - Hodges