

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

19 Valerian Street, Hampton Vic 3188

Indicative selling price

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

Range between

\$2,200,000

&

\$2,300,000

Median sale price

Median price

\$2,507,500

Property Type

House

Suburb

Hampton

Period - From

01/10/2024

to

31/12/2024

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	77 Grange Rd SANDRINGHAM 3191	\$2,250,000	02/11/2024
2	140 Thomas St HAMPTON 3188	\$2,270,000	31/08/2024
3	45 Earlsfield Rd HAMPTON 3188	\$2,285,000	28/07/2024

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:

28/01/2025 11:33

19 Valerian Street, Hampton Vic 3188

Jenny Dwyer

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Indicative Selling Price

\$2,200,000 - \$2,300,000

Median House Price

December quarter 2024: \$2,507,500



3 2 3

Property Type: House

Land Size: 626 approx sqm
approx

Agent Comments

Comparable Properties



77 Grange Rd SANDRINGHAM 3191 (REI)

Agent Comments

4 2 2

Price: \$2,250,000

Method: Auction Sale

Date: 02/11/2024

Property Type: House (Res)



140 Thomas St HAMPTON 3188 (REI/VG)

Agent Comments

5 2 2

Price: \$2,270,000

Method: Private Sale

Date: 31/08/2024

Property Type: House

Land Size: 468 sqm approx



45 Earlsfield Rd HAMPTON 3188 (REI/VG)

Agent Comments

4 2 1

Price: \$2,285,000

Method: Sold After Auction

Date: 28/07/2024

Property Type: House (Res)

Land Size: 766 sqm approx

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