

# 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

3/8-10 Small Street, Hampton Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000

&

\$1,500,000

### Median sale price

Median price \$1,637,500

Property Type Townhouse

Suburb Hampton

Period - From 21/01/2024

to 20/01/2025

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	5B Heath St SANDRINGHAM 3191	\$1,400,000	30/11/2024
2	657a Hampton St BRIGHTON 3186	\$1,480,000	06/09/2024
3	219b South Rd BRIGHTON EAST 3187	\$1,495,000	23/08/2024

**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:

21/01/2025 14:20



3   3   2

**Rooms:** 6  
**Property Type:** Townhouse (Res)  
**Land Size:** 126 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,400,000 - \$1,500,000  
**Median Townhouse Price**  
 21/01/2024 - 20/01/2025: \$1,637,500

## Comparable Properties



**5B Heath St SANDRINGHAM 3191 (REI)**

Agent Comments

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**Price:** \$1,400,000  
**Method:** Auction Sale  
**Date:** 30/11/2024  
**Property Type:** Townhouse (Res)



**657a Hampton St BRIGHTON 3186 (REI/VG)**

Agent Comments

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**Price:** \$1,480,000  
**Method:** Private Sale  
**Date:** 06/09/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 223 sqm approx



**219b South Rd BRIGHTON EAST 3187 (REI/VG)**

Agent Comments

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**Price:** \$1,495,000  
**Method:** Private Sale  
**Date:** 23/08/2024  
**Property Type:** Townhouse (Res)

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