

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

70a David Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$1,650,000 Property Type Townhouse Suburb Hampton

Period - From 17/03/2025 to 16/03/2026 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	16b Codrington St SANDRINGHAM 3191	\$1,730,000	06/03/2026
2	70 David St HAMPTON 3188	\$1,800,000	08/11/2025
3	21a Edward St SANDRINGHAM 3191	\$1,780,000	25/10/2025

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: 17/03/2026 17:06



 3
  2.5
  2

Rooms: 6
Property Type: Townhouse (Res)
Land Size: 325 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,650,000 - \$1,750,000
Median Townhouse Price
 17/03/2025 - 16/03/2026: \$1,650,000

Comparable Properties



16b Codrington St SANDRINGHAM 3191 (REI)

Agent Comments

 3
  2
  1

Price: \$1,730,000
Method: Sold Before Auction
Date: 06/03/2026
Property Type: Townhouse (Single)
Land Size: 307 sqm approx



70 David St HAMPTON 3188 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$1,800,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Townhouse (Res)
Land Size: 334 sqm approx



21a Edward St SANDRINGHAM 3191 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,780,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Townhouse (Res)
Land Size: 367 sqm approx

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