

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

540 Bluff Road, Hampton Vic 3188

Indicative selling price

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

Range between \$1,690,000 & \$1,770,000

Median sale price

Median price	\$2,442,500	Property Type	House	Suburb	Hampton
Period - From	01/10/2024	to	30/09/2025	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	121a Wickham Rd HAMPTON EAST 3188	\$1,800,000	02/10/2025
2	9b Tarwin Av HAMPTON EAST 3188	\$1,910,000	28/09/2025
3	487b Bluff Rd HAMPTON 3188	\$1,980,000	27/06/2025

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:

04/10/2025 08:20


 4  3.5  2
Rooms: 9**Property Type:** House**Land Size:** 393 sqm approx**Agent Comments****Indicative Selling Price**

\$1,690,000 - \$1,770,000

Median House Price

Year ending September 2025: \$2,442,500

Comparable Properties

**121a Wickham Rd HAMPTON EAST 3188 (REI)****Agent Comments**
 4  3  2
Price: \$1,800,000**Method:** Sold Before Auction**Date:** 02/10/2025**Property Type:** Townhouse (Single)**9b Tarwin Av HAMPTON EAST 3188 (REI)****Agent Comments**
 4  3  2
Price: \$1,910,000**Method:** Sold Before Auction**Date:** 28/09/2025**Property Type:** Townhouse (Single)**Land Size:** 376 sqm approx**487b Bluff Rd HAMPTON 3188 (REI/VG)****Agent Comments**
 4  4  2
Price: \$1,980,000**Method:** Private Sale**Date:** 27/06/2025**Property Type:** Townhouse (Single)
Account - Hodies | P: 03 9598 1111 | F: 03 9598 5598