

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

13 Myrtle Road, Hampton Vic 3188

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$2,485,000

Property Type House

Suburb Hampton

Period - From 08/09/2025

to

07/09/2026

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	14 Sims St SANDRINGHAM 3191	\$1,840,000	07/08/2026
2	1 Cowper St SANDRINGHAM 3191	\$1,850,000	09/05/2026
3	102 Willis St HAMPTON 3188	\$1,795,000	18/04/2026

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:

08/09/2026 11:29

13 Myrtle Road, Hampton Vic 3188



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Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

08/09/2025 - 07/09/2026: \$2,485,000



3 2 2

Rooms: 5

Property Type: House

Land Size: 607 sqm approx

Agent Comments

Comparable Properties



14 Sims St SANDRINGHAM 3191 (REI)

Agent Comments

3 2 2

Price: \$1,840,000

Method: Private Sale

Date: 07/08/2026

Property Type: Unit



1 Cowper St SANDRINGHAM 3191 (REI)

Agent Comments

3 2 2

Price: \$1,850,000

Method: Auction Sale

Date: 09/05/2026

Property Type: House (Res)

Land Size: 388 sqm approx



102 Willis St HAMPTON 3188 (REI/VG)

Agent Comments

3 2 1

Price: \$1,795,000

Method: Private Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 375 sqm approx

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



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