

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

7 Austin Road, Hampton Vic 3188

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$2,297,500 Property Type House Suburb Hampton

Period - From 01/07/2024 to 30/09/2024 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	1/4 Raith Av SANDRINGHAM 3191	\$1,432,000	26/10/2024
2	52a Beaumaris Pde HIGHETT 3190	\$1,350,000	10/08/2024
3	70 Earlsfield Rd HAMPTON 3188	\$1,480,000	03/08/2024

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:

03/11/2024 13:38



3 2 2

Property Type: House (Res)

Land Size: 357 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

September quarter 2024: \$2,297,500

Comparable Properties



1/4 Raith Av SANDRINGHAM 3191 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,432,000

Method: Auction Sale

Date: 26/10/2024

Property Type: Unit



52a Beaumaris Pde HIGHETT 3190 (REI/VG)

[Agent Comments](#)

3 1 4

Price: \$1,350,000

Method: Auction Sale

Date: 10/08/2024

Property Type: House (Res)

Land Size: 400 sqm approx



70 Earlsfield Rd HAMPTON 3188 (REI)

[Agent Comments](#)

3 2 1

Price: \$1,480,000

Method: Auction Sale

Date: 03/08/2024

Property Type: Townhouse (Res)

Land Size: 400 sqm approx

Account - Buxton | P: 03 9563 9933