

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

66 Earlsfield Road, Hampton Vic 3188

Indicative selling price

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

Range between \$2,080,000

&

\$2,120,000

Median sale price

Median price \$2,507,500

Property Type House

Suburb Hampton

Period - From 01/10/2024

to 31/12/2024

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	73 Linacre Rd HAMPTON 3188	\$1,950,000	15/02/2025
2	33 Prince St HAMPTON 3188	\$1,850,000	01/11/2024
3	12 Banks Av HAMPTON 3188	\$2,010,000	19/10/2024

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:

03/04/2025 10:32



Property Type:
Agent Comments

Indicative Selling Price
\$2,080,000 - \$2,120,000
Median House Price
December quarter 2024: \$2,507,500

Comparable Properties



73 Linacre Rd HAMPTON 3188 (REI)

Agent Comments



Price: \$1,950,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)



33 Prince St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$1,850,000
Method: Sold Before Auction
Date: 01/11/2024
Property Type: House (Res)
Land Size: 676 sqm approx



12 Banks Av HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$2,010,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 717 sqm approx

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