

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

1/24 Myrtle Road, Hampton Vic 3188

Indicative selling price

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

Range between \$1,350,000 & \$1,485,000

Median sale price

Median price \$1,550,000 Property Type Townhouse Suburb Hampton

Period - From 19/03/2025 to 18/03/2026 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	2/87 Vincent St SANDRINGHAM 3191	\$1,461,000	19/02/2026
2	1/27 Crisp St HAMPTON 3188	\$1,481,000	13/02/2026
3			

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: 19/03/2026 16:11



3 2 3

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,485,000
Median Townhouse Price
19/03/2025 - 18/03/2026: \$1,550,000

Comparable Properties

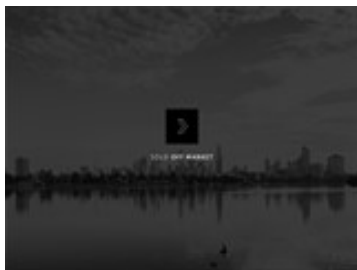


2/87 Vincent St SANDRINGHAM 3191 (REI)

Agent Comments

3 2 2

Price: \$1,461,000
Method: Sold Before Auction
Date: 19/02/2026
Property Type: Unit
Land Size: 497 sqm approx



1/27 Crisp St HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$1,481,000
Method: Private Sale
Date: 13/02/2026
Property Type: Unit

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.

Account - Marshall White | P: 03 9822 9999



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