

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

45 Avondale Street, Hampton Vic 3188

Indicative selling price

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

Range between \$5,200,000 & \$5,600,000

Median sale price

Median price \$2,300,000 Property Type House Suburb Hampton

Period - From 03/03/2025 to 02/03/2026 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 St Kilian St HAMPTON 3188	\$5,725,000	02/12/2025
2	19 Littlewood St HAMPTON 3188	\$5,750,000	05/09/2025
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: 03/03/2026 13:36



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Property Type: House (Res)

Land Size: 737 sqm approx

Agent Comments

Indicative Selling Price

\$5,200,000 - \$5,600,000

Median House Price

03/03/2025 - 02/03/2026: \$2,300,000

Comparable Properties

2 St Kilian St HAMPTON 3188 (REI)

Agent Comments

- - -

Price: \$5,725,000

Method:

Date: 02/12/2025

Property Type: House



19 Littlewood St HAMPTON 3188 (REI/VG)

Agent Comments

6 5 7

Price: \$5,750,000

Method: Private Sale

Date: 05/09/2025

Property Type: House (Res)

Land Size: 778 sqm approx

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 - Buxton | P: 03 9598 8222