

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

6a Poole Avenue, Hampton Vic 3188

Indicative selling price

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

Range between \$1,900,000 & \$2,080,000

Median sale price

Median price \$2,181,000 Property Type House Suburb Hampton

Period - From 01/10/2025 to 31/12/2025 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	15a Glencairn Av BRIGHTON EAST 3187	\$1,955,000	13/02/2026
2	25b Victoria St SANDRINGHAM 3191	\$1,970,000	17/12/2025
3	10b Barnett St HAMPTON 3188	\$2,130,000	24/11/2025

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:

19/02/2026 10:17

Nick Sinclair
9194 1200

0422 217 788

nicksinclair@jellisrcraig.com.au

Indicative Selling Price

\$1,900,000 - \$2,080,000

Median House Price

December quarter 2025: \$2,181,000



4 3 2

Property Type: Townhouse

Comparable Properties



15a Glencairn Av BRIGHTON EAST 3187 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,955,000

Method: Private Sale

Date: 13/02/2026

Property Type: House



25b Victoria St SANDRINGHAM 3191 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,970,000

Method: Private Sale

Date: 17/12/2025

Property Type: Townhouse (Res)

Land Size: 404 sqm approx



10b Barnett St HAMPTON 3188 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$2,130,000

Method: Private Sale

Date: 24/11/2025

Property Type: House (Res)

Land Size: 391 sqm approx

Account - Jellis Craig | P: 03 9194 1200