

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 34 Grout Street, Hampton Vic 3188
Including suburb and postcode

Indicative selling price

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

Range between \$3,950,000 & \$4,300,000

Median sale price

Median price	\$2,442,500	Property Type	House	Suburb	Hampton
Period - From	01/07/2025	to	30/09/2025	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	12 Kyarra St HAMPTON 3188	\$4,250,000	03/09/2025
2	9 Holzer St SANDRINGHAM 3191	\$4,300,000	18/07/2025
3	27 Grenville St HAMPTON 3188	\$4,250,000	19/05/2025

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:

14/10/2025 17:00



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2

Property Type: House**Land Size:** 627 sqm approx[Agent Comments](#)**Indicative Selling Price**

\$3,950,000 - \$4,300,000

Median House Price

September quarter 2025: \$2,442,500

Comparable Properties

**12 Kyarra St HAMPTON 3188 (REI)**

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2

Price: \$4,250,000**Method:** Private Sale**Date:** 03/09/2025**Property Type:** House**Land Size:** 609 sqm approx[Agent Comments](#)**9 Holzer St SANDRINGHAM 3191 (REI)**

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2



2

Price: \$4,300,000**Method:** Private Sale**Date:** 18/07/2025**Property Type:** House (Res)**Land Size:** 865 sqm approx[Agent Comments](#)**27 Grenville St HAMPTON 3188 (REI/VG)**

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2

Price: \$4,250,000**Method:** Private Sale**Date:** 19/05/2025**Property Type:** House (Res)**Land Size:** 781 sqm approx[Agent Comments](#)

Account - Hodies | P: 03 9596 1111 | F: 03 9596 7139