

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 KERFERD STREET HAMPTON VIC 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,240,000

&

\$2,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,355,000

Property type

House

Suburb

Hampton

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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 PARK AVENUE SANDRINGHAM VIC 3191	\$2,360,000	17-May-25
69 VICTORIA STREET SANDRINGHAM VIC 3191	\$2,470,000	21-Apr-17

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 6 months.

This Statement of Information was prepared on: 16 June 2025



**1 PARK AVENUE SANDRINGHAM
VIC 3191**

5 2 -

Sold Price ^{RS} **\$2,360,000** ^{UN} Sold Date **17-May-25**

Distance **1.89km**



**69 VICTORIA STREET
SANDRINGHAM VIC 3191**

4 2 2

Sold Price **\$2,470,000** Sold Date **21-Apr-17**

Distance **1.74km**

RS = Recent sale

UN = Undisclosed Sale

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