

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

19 Grenville Street, Hampton Vic 3188

Indicative selling price

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

Single price

\$2,700,000

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	30 The Avenue HAMPTON 3188	\$2,900,000	17/12/2025
2	67 Littlewood St HAMPTON 3188	\$2,930,000	22/11/2025
3	41 Littlewood St HAMPTON 3188	\$2,805,000	11/10/2025

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:

11/03/2026 14:55



3 1 1

Property Type: House
Land Size: 780 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,700,000

Median House Price
 December quarter 2025: \$2,181,000

Comparable Properties



30 The Avenue HAMPTON 3188 (REI)

Agent Comments

5 2 3

Price: \$2,900,000
Method: Private Sale
Date: 17/12/2025
Property Type: House
Land Size: 725 sqm approx



67 Littlewood St HAMPTON 3188 (REI/VG)

Agent Comments

4 2 2

Price: \$2,930,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 624 sqm approx



41 Littlewood St HAMPTON 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$2,805,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 716 sqm approx

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