

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

94a Highett Road, Hampton Vic 3188

Indicative selling price

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

Range between \$1,850,000

&

\$2,000,000

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	21b Raynes Park Rd HAMPTON 3188	\$2,001,360	25/10/2025
2	30a Teddington Rd HAMPTON 3188	\$1,975,000	09/10/2025
3	108a Thomas St HAMPTON 3188	\$2,050,000	17/09/2025

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 09:26



Property Type:
Agent Comments

Indicative Selling Price
\$1,850,000 - \$2,000,000
Median House Price
December quarter 2025: \$2,181,000

Comparable Properties



21b Raynes Park Rd HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$2,001,360
Method: Private Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 385 sqm approx



30a Teddington Rd HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$1,975,000
Method: Sold Before Auction
Date: 09/10/2025
Property Type: House (Res)
Land Size: 383 sqm approx



108a Thomas St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$2,050,000
Method: Private Sale
Date: 17/09/2025
Property Type: Townhouse (Single)
Land Size: 327 sqm approx

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805



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