

# 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

36 May Street, Hampton Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$2,200,000

&

\$2,350,000

### Median sale price

Median price \$2,495,000

Property Type House

Suburb Hampton

Period - From 01/01/2024

to 31/12/2024

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	65 Thomas St HAMPTON 3188	\$2,310,000	01/03/2025
2	51 Mills St HAMPTON 3188	\$2,300,000	26/02/2025
3	8a Myrtle Rd HAMPTON 3188	\$2,300,000	13/11/2024

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:

25/03/2025 10:42



4 3 2

Property Type: House  
Land Size: 357 sqm approx  
Agent Comments

Indicative Selling Price  
\$2,200,000 - \$2,350,000  
Median House Price  
Year ending December 2024: \$2,495,000

Comparable Properties



65 Thomas St HAMPTON 3188 (REI)

Agent Comments

5 2 1

Price: \$2,310,000  
Method: Auction Sale  
Date: 01/03/2025  
Property Type: House (Res)  
Land Size: 591 sqm approx



51 Mills St HAMPTON 3188 (REI)

Agent Comments

3 1 2

Price: \$2,300,000  
Method: Sold Before Auction  
Date: 26/02/2025  
Property Type: House (Res)



8a Myrtle Rd HAMPTON 3188 (REI)

Agent Comments

4 3 2

Price: \$2,300,000  
Method: Sold Before Auction  
Date: 13/11/2024  
Property Type: House (Res)  
Land Size: 400 sqm approx