

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

40 Teddington Road, Hampton Vic 3188

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$2,490,000 Property Type House Suburb Hampton

Period - From 23/09/2023 to 22/09/2024 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	45 Earlsfield Rd HAMPTON 3188	\$2,285,000	28/07/2024
2	668 Hampton St BRIGHTON 3186	\$2,215,000	29/06/2024
3	26 Flowerdale Rd HAMPTON EAST 3188	\$2,150,000	28/06/2024

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:

23/09/2024 13:49



4 2 2

Property Type: House
Land Size: 766 sqm approx
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,300,000
Median House Price
23/09/2023 - 22/09/2024: \$2,490,000

Comparable Properties



45 Earlsfield Rd HAMPTON 3188 (REI)

Agent Comments

4 2 1

Price: \$2,285,000
Method: Sold After Auction
Date: 28/07/2024
Property Type: House (Res)
Land Size: 766 sqm approx



668 Hampton St BRIGHTON 3186 (REI/VG)

Agent Comments

4 2 4

Price: \$2,215,000
Method: Auction Sale
Date: 29/06/2024
Property Type: House (Res)
Land Size: 652 sqm approx



26 Flowerdale Rd HAMPTON EAST 3188 (REI)

Agent Comments

4 2 2

Price: \$2,150,000
Method: Private Sale
Date: 28/06/2024
Property Type: House
Land Size: 699 sqm approx

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840