

# 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

12 Poole Avenue, Hampton Vic 3188

### Indicative selling price

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

Range between

\$2,450,000

&

\$2,500,000

### Median sale price

Median price

\$2,442,500

Property Type

House

Suburb

Hampton

Period - From

01/07/2025

to

30/09/2025

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	45 Grange Rd SANDRINGHAM 3191	\$2,450,000	25/11/2025
2			
3			

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:

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**Indicative Selling Price**

\$2,450,000 - \$2,500,000

**Median House Price**

September quarter 2025: \$2,442,500



 4  2  2

**Property Type:** House

**Land Size:** 626 sqm approx

Agent Comments

## Comparable Properties



**45 Grange Rd SANDRINGHAM 3191 (REI)**

Agent Comments

 4  2  2

**Price:** \$2,450,000

**Method:** Sold Before Auction

**Date:** 25/11/2025

**Property Type:** House (Res)

**Land Size:** 600 sqm approx

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.