

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

34 Smith Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,590,000 & \$1,700,000

Median sale price

Median price \$2,507,500 Property Type House Suburb Hampton

Period - From 01/10/2024 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	23 Grange Rd SANDRINGHAM 3191	\$1,720,000	28/01/2025
2	319 South Rd BRIGHTON EAST 3187	\$1,750,000	21/11/2024
3	33 Prince St HAMPTON 3188	\$1,850,000	01/11/2024

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:

08/02/2025 15:17



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Property Type: House
Land Size: 580 sqm approx

Indicative Selling Price
 \$1,590,000 - \$1,700,000
Median House Price
 December quarter 2024: \$2,507,500

Comparable Properties



23 Grange Rd SANDRINGHAM 3191 (REI)

Agent Comments

3
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Price: \$1,720,000
Method: Private Sale
Date: 28/01/2025
Property Type: House



319 South Rd BRIGHTON EAST 3187 (REI)

Agent Comments

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 3

Price: \$1,750,000
Method: Private Sale
Date: 21/11/2024
Property Type: House
Land Size: 776 sqm approx



33 Prince St HAMPTON 3188 (REI/VG)

Agent Comments

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 2

Price: \$1,850,000
Method: Sold Before Auction
Date: 01/11/2024
Property Type: House (Res)
Land Size: 676 sqm approx

Account - Jellis Craig | P: 03 9194 1200



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