

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

35B Retreat Road, Hampton Vic 3188

Indicative selling price

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

Range between

\$1,190,000

&

\$1,290,000

Median sale price

Median price

\$1,201,250

Property Type

Unit

Suburb

Hampton

Period - From

01/07/2025

to

30/06/2026

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	35a Retreat Rd HAMPTON 3188	\$1,410,000	23/05/2026
2	1/1 Edinburgh St HAMPTON 3188	\$1,315,200	28/04/2026
3	3/1 Edinburgh St HAMPTON 3188	\$1,190,000	10/03/2026

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:

09/07/2026 10:00



Property Type:

Agent Comments

Comparable Properties



35a Retreat Rd HAMPTON 3188 (REI)

Agent Comments



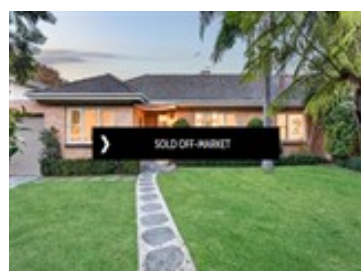
Price: \$1,410,000

Method: Auction Sale

Date: 23/05/2026

Property Type: Townhouse (Res)

Land Size: 394 sqm approx



1/1 Edinburgh St HAMPTON 3188 (REI)

Agent Comments



Price: \$1,315,200

Method: Sold Before Auction

Date: 28/04/2026

Property Type: Townhouse (Res)



3/1 Edinburgh St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$1,190,000

Method: Private Sale

Date: 10/03/2026

Property Type: Villa