

# 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

24 Retreat Road, 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 \$2,150,000 & \$2,350,000

### Median sale price

Median price \$2,181,000 Property Type House Suburb Hampton

Period - From 01/10/2025 to 31/12/2025 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	2/25 Sims St SANDRINGHAM 3191	\$2,350,000	11/02/2026
2	6b Raynes Park Rd HAMPTON 3188	\$2,300,000	22/01/2026
3	178b Ludstone St HAMPTON 3188	\$2,288,000	01/12/2025

**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: 13/03/2026 11:28

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**Indicative Selling Price**

\$2,150,000 - \$2,350,000

**Median House Price**

December quarter 2025: \$2,181,000



4 2 3

**Property Type:** House

## Comparable Properties



**2/25 Sims St SANDRINGHAM 3191 (REI)**

[Agent Comments](#)

4 2 2

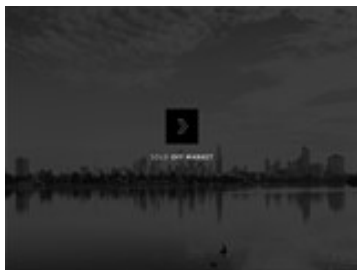
**Price:** \$2,350,000

**Method:** Private Sale

**Date:** 11/02/2026

**Property Type:** Apartment

**Land Size:** 298 sqm approx



**6b Raynes Park Rd HAMPTON 3188 (REI/VG)**

[Agent Comments](#)

4 3 2

**Price:** \$2,300,000

**Method:** Private Sale

**Date:** 22/01/2026

**Property Type:** House (Res)

**Land Size:** 399 sqm approx



**178b Ludstone St HAMPTON 3188 (VG)**

[Agent Comments](#)

2 - -

**Price:** \$2,288,000

**Method:** Sale

**Date:** 01/12/2025

**Property Type:** House - Attached House N.E.C.

**Land Size:** 384 sqm approx

**Account - Jellis Craig** | P: 03 9194 1200