

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 5A Coombe Avenue, Hampton Vic 3188

Indicative selling price

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

Range between \$1,990,000 & \$2,180,000

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	24b Flowerdale Rd HAMPTON EAST 3188	\$2,245,000	04/02/2026
2	6a Chislehurst Rd HAMPTON 3188	\$2,100,000	11/12/2025
3	108a Thomas St HAMPTON 3188	\$2,050,000	17/09/2025

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: 16/03/2026 11:00



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,990,000 - \$2,180,000

Median House Price

December quarter 2025: \$2,181,000

Comparable Properties



24b Flowerdale Rd HAMPTON EAST 3188 (REI)

Agent Comments

4 2 4

Price: \$2,245,000

Method: Sold Before Auction

Date: 04/02/2026

Property Type: Townhouse (Res)

Land Size: 338 sqm approx



6a Chislehurst Rd HAMPTON 3188 (REI)

Agent Comments

3 3 2

Price: \$2,100,000

Method: Sold Before Auction

Date: 11/12/2025

Property Type: Townhouse (Res)

Land Size: 380 sqm approx



108a Thomas St HAMPTON 3188 (REI/VG)

Agent Comments

4 3 3

Price: \$2,050,000

Method: Private Sale

Date: 17/09/2025

Property Type: Townhouse (Single)

Land Size: 327 sqm approx

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