

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

74a Teddington Road, Hampton Vic 3188

Indicative selling price

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

Single price \$1,725,000

Median sale price

Median price \$1,542,500

Property Type Townhouse

Suburb Hampton

Period - From 02/03/2025

to 01/03/2026

Source Property Data

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	1/23 Wickham Rd HAMPTON EAST 3188	\$1,710,000	27/09/2025
2	98 Fewster Rd HAMPTON 3188	\$1,710,000	02/09/2025
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:

02/03/2026 12:39



 4
  3
  2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
 \$1,725,000
Median Townhouse Price
 02/03/2025 - 01/03/2026: \$1,542,500

Comparable Properties



1/23 Wickham Rd HAMPTON EAST 3188 (REI/VG)

[Agent Comments](#)

 4
  3
  2

Price: \$1,710,000
Method: Sold Before Auction
Date: 27/09/2025
Property Type: House
Land Size: 393 sqm approx



98 Fewster Rd HAMPTON 3188 (REI/VG)

[Agent Comments](#)

 4
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  2

Price: \$1,710,000
Method: Sold Before Auction
Date: 02/09/2025
Property Type: House
Land Size: 324 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.

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598