

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

36 Grout Street, Hampton Vic 3188

Indicative selling price

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

Single price

\$2,495,000

Median sale price

Median price

\$2,310,000

Property Type

House

Suburb

Hampton

Period - From

01/01/2025

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	12 Poole Av HAMPTON 3188	\$2,485,000	22/12/2025
2			
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:

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4 2 2

Property Type: House
Land Size: 627 sqm approx
Agent Comments

Indicative Selling Price
\$2,495,000
Median House Price
Year ending December 2025: \$2,310,000

Comparable Properties



12 Poole Av HAMPTON 3188 (REI)

Agent Comments

4 2 2

Price: \$2,485,000
Method: Private Sale
Date: 22/12/2025
Property Type: House
Land Size: 626 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.