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	41 Imbros Street, Hampton Vic 3188

Indicative selling price

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

Median sale price

Median price	\$2,507,500	Pro	perty Type	House		Suburb	Hampton
Period - From	01/10/2024	to	31/12/2024		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	11 Teddington Rd HAMPTON 3188	\$3,260,000	15/02/2025
2	9 Smith St HAMPTON 3188	\$3,155,000	06/12/2024
3	12 Storey Av HAMPTON 3188	\$2,990,000	14/09/2024

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:	19/02/2025 09:55







Indicative Selling Price \$2,950,000 - \$3,150,000 **Median House Price** December quarter 2024: \$2,507,500

Jenny Dwyer 03 9521 9800





Property Type: House (Res) Land Size: 855 sqm approx

Agent Comments

Comparable Properties



11 Teddington Rd HAMPTON 3188 (REI)

Price: \$3,260,000 Method: Auction Sale Date: 15/02/2025

Property Type: House (Res) Land Size: 766 sqm approx

Agent Comments



9 Smith St HAMPTON 3188 (REI)



Price: \$3,155,000 Method: Private Sale Date: 06/12/2024 Property Type: House Agent Comments



12 Storey Av HAMPTON 3188 (REI/VG)

Price: \$2,990,000 Method: Auction Sale Date: 14/09/2024

Property Type: House (Res) Land Size: 701 sqm approx **Agent Comments**

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.