

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

20 Smith Street, Hampton Vic 3188

Indicative selling price

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

Range between

\$2,200,000

&

\$2,400,000

Median sale price

Median price

\$2,450,000

Property Type

House

Suburb

Hampton

Period - From

21/03/2024

to

20/03/2025

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	3 Bateman St HAMPTON 3188	\$2,270,000	20/12/2024
2	25 Creswick St BRIGHTON EAST 3187	\$2,200,000	07/12/2024
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:

21/03/2025 09:32



Property Type:
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,400,000
Median House Price
21/03/2024 - 20/03/2025: \$2,450,000

Comparable Properties



3 Bateman St HAMPTON 3188 (REI)

Agent Comments



Price: \$2,270,000
Method: Private Sale
Date: 20/12/2024
Property Type: House



25 Creswick St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$2,200,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 614 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.

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