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

15 Wales Street, Hampton Vic 3188

Indicative selling price

For the meaning	of this price see	con	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$1,890,000		&		\$1,990,000			
Median sale p	rice							
Median price	\$2,330,000	Pro	operty Type	Hou	se		Suburb	Hampton
Period - From	01/01/2025	to	31/03/2025		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	594 Hampton St HAMPTON 3188	\$1,920,000	12/03/2025
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:

04/04/2025 16:11



shelter.





Property Type: House Land Size: 709 sqm approx Agent Comments Melina Scriva 03 9596 0281 0419 348 606 melina@shelterrealestate.com.au

> Indicative Selling Price \$1,890,000 - \$1,990,000 Median House Price March quarter 2025: \$2,330,000

Comparable Properties



594 Hampton St HAMPTON 3188 (REI)

1 - 4 1 - 2 1 - 3

Price: \$1,920,000 Method: Sold Before Auction Date: 12/03/2025 Property Type: House (Res) Land Size: 604 sqm approx Agent Comments

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 - Shelter Real Estate | P: 03 9889 3990

propertydata



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