

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 5 Passchendaele Street, Hampton Vic 3188

Indicative selling price

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

Single price \$2,250,000

Median sale price

Median price \$2,550,000

Property Type House

Suburb Hampton

Period - From 01/04/2024

to 30/06/2024

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	126 Roslyn St BRIGHTON 3186	\$1,830,000	05/09/2024
2	3 Kendall St HAMPTON 3188	\$2,050,000	02/07/2024
3	12 Earlsfield Rd HAMPTON 3188	\$2,420,000	11/05/2024

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:

21/09/2024 12:20



3 2 2

Property Type: House
Land Size: 605 sqm approx
Agent Comments

Indicative Selling Price
\$2,250,000
Median House Price
June quarter 2024: \$2,550,000

Comparable Properties



126 Roslyn St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$1,830,000
Method: Private Sale
Date: 05/09/2024
Property Type: House (Res)



3 Kendall St HAMPTON 3188 (REI)

Agent Comments

4 2 2

Price: \$2,050,000
Method: Private Sale
Date: 02/07/2024
Property Type: House
Land Size: 610 sqm approx



12 Earlsfield Rd HAMPTON 3188 (REI/VG)

Agent Comments

4 2 2

Price: \$2,420,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 674 sqm approx

Account - Marshall White | P: 03 9822 9999