

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

78A Teddington Road, Hampton Vic 3188

Indicative selling price

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

Single price \$1,975,000

Median sale price

Median price \$2,297,500

Property Type House

Suburb Hampton

Period - From 01/07/2024

to 30/09/2024

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	544 Bluff Rd HAMPTON 3188	\$2,040,000	09/11/2024
2	3 Kendall St HAMPTON 3188	\$2,050,000	02/07/2024
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:

18/11/2024 16:44



 3
  2
  3

Property Type: House
Land Size: 444 sqm approx
 Agent Comments

Indicative Selling Price

\$1,975,000

Median House Price

September quarter 2024: \$2,297,500

Comparable Properties



544 Bluff Rd HAMPTON 3188 (REI)

Agent Comments

 5
  2
  2

Price: \$2,040,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 697 sqm approx



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

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 - RT Edgar | P: 03 9826 1000



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