

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

13 Kendall Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$2,300,500

Property Type House

Suburb Hampton

Period - From 19/03/2025

to

18/03/2026

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	67a Raynes Park Rd HAMPTON 3188	\$1,650,000	22/11/2025
2	13a Besant St HAMPTON EAST 3188	\$1,600,000	06/11/2025
3	9 Summit Av HAMPTON EAST 3188	\$1,550,000	28/10/2025

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:

19/03/2026 14:24



 4
  3
  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

19/03/2025 - 18/03/2026: \$2,300,500

Comparable Properties



67a Raynes Park Rd HAMPTON 3188 (REI/VG)

Agent Comments

 4
  3
  1

Price: \$1,650,000

Method: Auction Sale

Date: 22/11/2025

Property Type: Townhouse (Res)

Land Size: 380 sqm approx



13a Besant St HAMPTON EAST 3188 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$1,600,000

Method: Private Sale

Date: 06/11/2025

Property Type: House (Res)

Land Size: 314 sqm approx



9 Summit Av HAMPTON EAST 3188 (REI/VG)

Agent Comments

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  2
  2

Price: \$1,550,000

Method: Private Sale

Date: 28/10/2025

Property Type: Townhouse (Res)

Land Size: 310 sqm approx

Account - Hodges