

# 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

12 Poole Avenue, Hampton Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,450,000 & \$2,550,000

### Median sale price

Median price \$2,442,500 Property Type House Suburb Hampton

Period - From 01/07/2025 to 30/09/2025 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	149 Ludstone St HAMPTON 3188	\$2,450,000	09/08/2025
2	65 Teddington Rd HAMPTON 3188	\$2,535,000	07/07/2025
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: 22/10/2025 18:02

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**Indicative Selling Price**

\$2,450,000 - \$2,550,000

**Median House Price**

September quarter 2025: \$2,442,500



 4  2  2

**Property Type:** House

**Land Size:** 626 sqm approx

Agent Comments

## Comparable Properties



**149 Ludstone St HAMPTON 3188 (REI)**

Agent Comments

 4  3  3

**Price:** \$2,450,000

**Method:** Auction Sale

**Date:** 09/08/2025

**Property Type:** House (Res)

**Land Size:** 917 sqm approx



**65 Teddington Rd HAMPTON 3188 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$2,535,000

**Method:** Private Sale

**Date:** 07/07/2025

**Property Type:** House

**Land Size:** 766 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 - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840