

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

65 Teddington Road, Hampton Vic 3188

Indicative selling price

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

Range between \$2,250,000

&

\$2,450,000

Median sale price

Median price \$2,475,000

Property Type House

Suburb Hampton

Period - From 01/04/2024

to 31/03/2025

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	172 South Rd BRIGHTON EAST 3187	\$2,300,000	01/04/2025
2	11 Collingwood St SANDRINGHAM 3191	\$2,300,000	28/03/2025
3	3 Bateman St HAMPTON 3188	\$2,270,000	20/12/2024

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:

29/05/2025 12:32

65 Teddington Road, Hampton Vic 3188



Angus Graham

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Indicative Selling Price

\$2,250,000 - \$2,450,000

Median House Price

Year ending March 2025: \$2,475,000



4 2 2

Property Type: House (Res)

Land Size: 766 sqm approx

Agent Comments

Comparable Properties



172 South Rd BRIGHTON EAST 3187 (REI)

Agent Comments

4 2 2

Price: \$2,300,000

Method: Private Sale

Date: 01/04/2025

Property Type: House (Res)



11 Collingwood St SANDRINGHAM 3191 (REI)

Agent Comments

4 2 2

Price: \$2,300,000

Method: Private Sale

Date: 28/03/2025

Property Type: House

Land Size: 627 sqm approx



3 Bateman St HAMPTON 3188 (REI/VG)

Agent Comments

3 1 2

Price: \$2,270,000

Method: Private Sale

Date: 20/12/2024

Property Type: House

Land Size: 700 sqm approx

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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