

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

37 Margarita Street, Hampton Vic 3188

Indicative selling price

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

Range between

\$2,400,000

&

\$2,530,000

Median sale price

Median price

\$2,409,000

Property Type

House

Suburb

Hampton

Period - From

01/04/2025

to

31/03/2026

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	44 Raynes Park Rd HAMPTON 3188	\$2,418,000	20/04/2026
2	8 Curzon St BRIGHTON EAST 3187	\$2,250,000	03/03/2026
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:

10/06/2026 15:06

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Indicative Selling Price

\$2,400,000 - \$2,530,000

Median House Price

Year ending March 2026: \$2,409,000



3 1 2

Property Type: House

Land Size: 758 sqm approx. sqm approx

Agent Comments

Land Sale

Land Sale

Comparable Properties



44 Raynes Park Rd HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$2,418,000

Method: Sold Before Auction

Date: 20/04/2026

Property Type: House (Res)

Land Size: 807 sqm approx



8 Curzon St BRIGHTON EAST 3187 (REI)

Agent Comments

4 2 3

Price: \$2,250,000

Method: Private Sale

Date: 03/03/2026

Property Type: House (Res)

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 - Marshall White | P: 03 9822 9999



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