

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
34 Alicia Street, Hampton VIC 3188

Indicative selling price

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

Range between \$2,900,000 & \$3,190,000

Median sale price

Median price	\$2,350,000	Property Type	House	Suburb	Hampton
Period - From	25/05/2025	to	23/11/2025	Source	Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
3 Avondale Street Hampton VIC 3188	\$3,230,000	25/10/2025
14 Lansdown Street Hampton VIC 3188	\$3,137,500	23/08/2025
48 Service Street Hampton VIC 3188	\$3,220,000	30/08/2025

This Statement of Information was prepared on:

25/11/2025