

# 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

4 Ralph Street, 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 \$3,000,000

&

\$3,300,000

### Median sale price

Median price \$2,710,000

Property Type House

Suburb Hampton

Period - From 01/01/2026

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 | 68 Littlewood St HAMPTON 3188       | \$3,200,000 | 30/05/2026   |
| 2 | 107 Sandringham Rd SANDRINGHAM 3191 | \$3,375,000 | 25/04/2026   |
| 3 | 4 Mclauchlin Av SANDRINGHAM 3191    | \$3,160,000 | 03/03/2026   |

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:

09/06/2026 18:09



5 3 2

**Property Type:** House  
**Land Size:** 766 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,000,000 - \$3,300,000  
**Median House Price**  
March quarter 2026: \$2,710,000

## Comparable Properties



**68 Littlewood St HAMPTON 3188 (REI)**

**Agent Comments**

5 3 2

**Price:** \$3,200,000  
**Method:** Auction Sale  
**Date:** 30/05/2026  
**Property Type:** House (Res)  
**Land Size:** 627 sqm approx



**107 Sandringham Rd SANDRINGHAM 3191 (REI)**

**Agent Comments**

5 3 3

**Price:** \$3,375,000  
**Method:** Auction Sale  
**Date:** 25/04/2026  
**Property Type:** House (Res)



**4 Mclauchlin Av SANDRINGHAM 3191 (REI)**

**Agent Comments**

5 2 2

**Price:** \$3,160,000  
**Method:** Private Sale  
**Date:** 03/03/2026  
**Property Type:** House  
**Land Size:** 699 sqm approx

**Account - Marshall White** | P: 03 9822 9999