Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	36 May Street, Hampton Vic 3188
Including suburb and	
postcode	

Indicative selling price

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

Single price \$2,350,000

Median sale price

Median price	\$2,475,000	Pro	perty Type Ho	ouse		Suburb	Hampton
Period - From	01/04/2024	to	31/03/2025	So	ource	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

	Address of comparable property		Date of Sale
1	26 Deakin St.N HAMPTON 3188	\$2,260,000	22/03/2025
2	12a Smith St HAMPTON 3188	\$2,355,000	20/02/2025
3	8a Myrtle Rd HAMPTON 3188	\$2,300,000	13/11/2024

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:	06/04/2025 10:13



Date of sale











Property Type: House (Res) **Land Size:** 357 sqm approx

Agent Comments

Indicative Selling Price \$2,350,000

Median House Price Year ending March 2025: \$2,475,000

Comparable Properties



26 Deakin St.N HAMPTON 3188 (REI)







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Agent Comments

Price: \$2,260,000 Method: Private Sale Date: 22/03/2025 Property Type: House Land Size: 466 sqm approx



12a Smith St HAMPTON 3188 (VG)

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Price: \$2,355,000 Method: Sale Date: 20/02/2025

Property Type: House (Res) **Land Size:** 308 sqm approx

Agent Comments



8a Myrtle Rd HAMPTON 3188 (REI/VG)







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Price: \$2,300,000

Method: Sold Before Auction

Date: 13/11/2024

Property Type: House (Res) **Land Size:** 400 sqm approx

Agent Comments

Account - Hodges





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