

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

36 May Street, Hampton Vic 3188

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

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	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



4 3 2

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)

Agent Comments

5 3 2

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)

Agent Comments

4 - -

Price: \$2,355,000
Method: Sale
Date: 20/02/2025
Property Type: House (Res)
Land Size: 308 sqm approx



8a Myrtle Rd HAMPTON 3188 (REI/VG)

Agent Comments

4 3 2

Price: \$2,300,000
Method: Sold Before Auction
Date: 13/11/2024
Property Type: House (Res)
Land Size: 400 sqm approx

Account - Hodges