

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

9 Lorraine Court, Hampton Vic 3188

Indicative selling price

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

Range between

\$3,800,000

&

\$4,000,000

Median sale price

Median price

\$2,507,500

Property Type

House

Suburb

Hampton

Period - From

01/10/2024

to

31/12/2024

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	43 Dendy St BRIGHTON 3186	\$3,965,000	22/02/2025
2	1 Grenville St HAMPTON 3188	\$3,750,000	26/10/2024
3	12 Vista Rd HAMPTON 3188	\$3,800,000	29/09/2024

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:

07/03/2025 10:40

Zali Reynolds

03 9889 3990

0422 576 049

zali@shelterrealestate.com.au

Indicative Selling Price

\$3,800,000 - \$4,000,000

Median House Price

December quarter 2024: \$2,507,500



5 3 4

Property Type: House

Agent Comments

Experience the exclusivity of cul-de-sac living in this stunning 5 bedroom plus study, 3 bathroom poolside entertainer, perfectly positioned in the prestigious Brighton Beach precinct.

Comparable Properties



43 Dendy St BRIGHTON 3186 (REI)

Agent Comments

4 3 2

Price: \$3,965,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)

Land Size: 688 sqm approx



1 Grenville St HAMPTON 3188 (REI/VG)

Agent Comments

5 3 4

Price: \$3,750,000

Method: Sold Before Auction

Date: 26/10/2024

Property Type: House (Res)

Land Size: 975 sqm approx



12 Vista Rd HAMPTON 3188 (REI/VG)

Agent Comments

5 3 2

Price: \$3,800,000

Method: Private Sale

Date: 29/09/2024

Property Type: House (Res)

Land Size: 650 sqm approx

Account - Shelter Real Estate | P: 03 9889 3990