

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

41 Imbros Street, Hampton Vic 3188

Indicative selling price

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

Range between \$3,250,000 & \$3,325,000

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	11 Teddington Rd HAMPTON 3188	\$3,260,000	15/02/2025
2			
3			

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: 15/03/2025 17:52

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Indicative Selling Price

\$3,250,000 - \$3,325,000

Median House Price

December quarter 2024: \$2,507,500



5 3 2

Property Type: House

Land Size: 855 sqm approx

Agent Comments

Comparable Properties



11 Teddington Rd HAMPTON 3188 (REI)

Agent Comments

5 3 2

Price: \$3,260,000

Method: Auction Sale

Date: 15/02/2025

Property Type: House (Res)

Land Size: 766 sqm approx

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.

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840



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