

# 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

26 Imbros 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 \$2,600,000 & \$2,700,000

### Median sale price

Median price \$2,320,000 Property Type House Suburb Hampton

Period - From 05/09/2022 to 04/09/2023 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	16 Myrtle Rd HAMPTON 3188	\$2,825,000	30/08/2023
2	21 Myrtle Rd HAMPTON 3188	\$2,700,000	29/08/2023
3	22 Sunlight Cr BRIGHTON EAST 3187	\$2,675,000	26/08/2023

**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:

05/09/2023 15:05

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 4  2  3

**Property Type:** House  
**Land Size:** 601 approx sqm  
approx  
[Agent Comments](#)

**Indicative Selling Price**

\$2,600,000 - \$2,700,000

**Median House Price**

05/09/2022 - 04/09/2023: \$2,320,000

Come home to renovated quality in Hampton's prized Castlefield Estate, metres from a playground and sports facilities, around the corner from St Leonard's College and Haileybury, and minutes from the beach and Hampton Street. You can see the care and premium features that have gone into making this a standout single-level home, with two zoned living areas, four bedrooms and a study, a self-contained studio/fifth bedroom with ensuite, and two recently renovated bathrooms.

## Comparable Properties



16 Myrtle Rd HAMPTON 3188 (REI)

[Agent Comments](#)

 4  2  2

**Price:** \$2,825,000  
**Method:** Sold Before Auction  
**Date:** 30/08/2023  
**Property Type:** House



21 Myrtle Rd HAMPTON 3188 (REI)

[Agent Comments](#)

 4  3  1

**Price:** \$2,700,000  
**Method:** Private Sale  
**Date:** 29/08/2023  
**Property Type:** House



22 Sunlight Cr BRIGHTON EAST 3187 (REI)

[Agent Comments](#)

 3  2  2

**Price:** \$2,675,000  
**Method:** Auction Sale  
**Date:** 26/08/2023  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx

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