

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

19 Avelin Street, Hampton Vic 3188

Indicative selling price

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

Range between \$2,000,000

&

\$2,100,000

Median sale price

Median price \$2,325,250

Property Type House

Suburb Hampton

Period - From 01/04/2025

to

30/06/2025

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	16 Minnie St SANDRINGHAM 3191	\$2,105,000	20/09/2025
2	20 Bayside Cr HAMPTON 3188	\$2,150,000	29/08/2025
3	51 Willis St HAMPTON 3188	\$2,225,000	19/06/2025

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:

30/09/2025 12:18



Rooms: 8
Property Type: House (Res)
Land Size: 591 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,000,000 - \$2,100,000
Median House Price
June quarter 2025: \$2,325,250

Comparable Properties



16 Minnie St SANDRINGHAM 3191 (REI)

[Agent Comments](#)



Price: \$2,105,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House
Land Size: 593 sqm approx



20 Bayside Cr HAMPTON 3188 (REI)

[Agent Comments](#)



Price: \$2,150,000
Method: Sold Before Auction
Date: 29/08/2025
Property Type: House (Res)



51 Willis St HAMPTON 3188 (REI/VG)

[Agent Comments](#)



Price: \$2,225,000
Method: Private Sale
Date: 19/06/2025
Property Type: House
Land Size: 615 sqm approx