

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

33 Margarita Street, Hampton Vic 3188

Indicative selling price

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

Range between \$3,400,000 & \$3,600,000

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	23 Margarita St HAMPTON 3188	\$3,705,000	24/05/2025
2	28 Alicia St HAMPTON 3188	\$3,375,000	24/02/2025
3	12 Canberra Gr BRIGHTON EAST 3187	\$3,600,000	15/01/2025

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:

27/05/2025 11:26

Jenny Dwyer

03 9521 9800

0418 528 988

jenny.dwyer@belleproperty.com

Indicative Selling Price

\$3,400,000 - \$3,600,000

Median House Price

Year ending March 2025: \$2,475,000



5 3 2

Property Type: House

Land Size: 763 sqm approx

Agent Comments

Comparable Properties



23 Margarita St HAMPTON 3188 (REI)

Agent Comments

4 3 2

Price: \$3,705,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House (Res)

Land Size: 765 sqm approx



28 Alicia St HAMPTON 3188 (REI/VG)

Agent Comments

4 3 2

Price: \$3,375,000

Method: Private Sale

Date: 24/02/2025

Property Type: House

Land Size: 801 sqm approx



12 Canberra Gr BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 3 2

Price: \$3,600,000

Method: Private Sale

Date: 15/01/2025

Property Type: House

Land Size: 605 sqm approx

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