

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

2/19 Kendall Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$2,400,000

Property Type House

Suburb Hampton

Period - From 01/07/2024

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	2/1 Warland Rd HAMPTON EAST 3188	\$1,235,000	20/08/2025
2	1/21b Highbury Av HAMPTON EAST 3188	\$1,231,000	13/06/2025
3	3/2 Mills St HAMPTON 3188	\$1,347,000	19/05/2025

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:

29/09/2025 10:46



 3
  1
  1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending June 2025: \$2,400,000

Comparable Properties



2/1 Warland Rd HAMPTON EAST 3188 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,235,000

Method: Sold Before Auction

Date: 20/08/2025

Property Type: Townhouse (Res)



1/21b Highbury Av HAMPTON EAST 3188 (REI/VG)

Agent Comments

 3
  2
  1

Price: \$1,231,000

Method: Private Sale

Date: 13/06/2025

Property Type: Townhouse (Single)



3/2 Mills St HAMPTON 3188 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,347,000

Method: Sold Before Auction

Date: 19/05/2025

Property Type: Townhouse (Res)

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