

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

21a Raynes Park Road, Hampton Vic 3188

Indicative selling price

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

Range between

\$1,950,000

&

\$2,050,000

Median sale price

Median price

\$2,352,500

Property Type

House

Suburb

Hampton

Period - From

03/09/2024

to

02/09/2025

Source

Property Data

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	153b Linacre Rd HAMPTON 3188	\$1,995,000	06/05/2025
2	29 Barnett St HAMPTON 3188	\$1,950,000	17/04/2025
3	34B David St HAMPTON 3188	\$2,050,000	26/03/2025

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:

03/09/2025 09:52



3 2 1

Property Type:
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,050,000
Median House Price
03/09/2024 - 02/09/2025: \$2,352,500

Comparable Properties



153b Linacre Rd HAMPTON 3188 (VG)

Agent Comments

4 - -

Price: \$1,995,000
Method: Sale
Date: 06/05/2025
Property Type: House - Attached House N.E.C.
Land Size: 306 sqm approx



29 Barnett St HAMPTON 3188 (REI/VG)

Agent Comments

4 3 2

Price: \$1,950,000
Method: Private Sale
Date: 17/04/2025
Property Type: Townhouse (Res)
Land Size: 429 sqm approx



34B David St HAMPTON 3188 (REI/VG)

Agent Comments

4 3 2

Price: \$2,050,000
Method: Sold Before Auction
Date: 26/03/2025
Property Type: Townhouse (Res)
Land Size: 392 sqm approx

Account - Hodges