

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

36 Grout Street, Hampton Vic 3188

Indicative selling price

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

Range between

\$2,400,000

&

\$2,550,000

Median sale price

Median price

\$2,310,000

Property Type

House

Suburb

Hampton

Period - From

01/01/2025

to

31/12/2025

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	12 Poole Av HAMPTON 3188	\$2,485,000	22/12/2025
2	156 Dendy St BRIGHTON EAST 3187	\$2,550,000	29/11/2025
3	45 Grange Rd SANDRINGHAM 3191	\$2,450,000	25/11/2025

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:

05/03/2026 20:52

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4 2 2

Property Type: House
Land Size: 627 sqm approx
Agent Comments

Indicative Selling Price
\$2,400,000 - \$2,550,000
Median House Price
Year ending December 2025: \$2,310,000

Comparable Properties



12 Poole Av HAMPTON 3188 (REI)

Agent Comments

4 2 2

Price: \$2,485,000
Method: Private Sale
Date: 22/12/2025
Property Type: House
Land Size: 626 sqm approx



156 Dendy St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 5

Price: \$2,550,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 627 sqm approx



45 Grange Rd SANDRINGHAM 3191 (REI)

Agent Comments

4 2 2

Price: \$2,450,000
Method: Sold Before Auction
Date: 25/11/2025
Property Type: House (Res)
Land Size: 600 sqm approx

Account - Marshall White | P: 03 9822 9999



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