

# 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 58 Littlewood Street, Hampton Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,200,000 & \$3,300,000

### 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	14 Kyarra St HAMPTON 3188	\$3,250,000	22/11/2025
2	62 Littlewood St HAMPTON 3188	\$3,200,000	17/10/2025
3	9 Imbros St HAMPTON 3188	\$3,200,000	18/09/2025

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: 02/03/2026 17:32



5   2   3

**Property Type:** House

**Land Size:** 627 sqm approx

Agent Comments

## Comparable Properties



**14 Kyarra St HAMPTON 3188 (REI/VG)**

Agent Comments

4   3   2

**Price:** \$3,250,000

**Method:** Auction Sale

**Date:** 22/11/2025

**Property Type:** House (Res)

**Land Size:** 609 sqm approx



**62 Littlewood St HAMPTON 3188 (REI)**

Agent Comments

4   2   4

**Price:** \$3,200,000

**Method:** Sold Before Auction

**Date:** 17/10/2025

**Property Type:** House (Res)

**Land Size:** 629 sqm approx

**9 Imbros St HAMPTON 3188 (VG)**

Agent Comments

4   -   -

**Price:** \$3,200,000

**Method:** Sale

**Date:** 18/09/2025

**Property Type:** House (Res)

**Land Size:** 678 sqm approx