Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

d Street, Hampton Vic 3188
(

Indicative selling price

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

Range between \$1,050,000	&	\$1,150,000
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Median sale price

Median price	\$1,250,000	Pro	perty Type	Unit		Suburb	Hampton
Period - From	01/04/2025	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

,	and the companion property		Date of care
1	3/65 Royal Av SANDRINGHAM 3191	\$1,175,000	30/08/2025
2	8/54 Fewster Rd HAMPTON 3188	\$1,208,880	13/08/2025
3	5/131 Thomas St HAMPTON 3188	\$1,165,000	24/05/2025

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:	02/09/2025 09:20



Date of sale

JellisCraig

Kate Fowler 9194 1200 0418 418 385 katefowler@jelliscraig.com.au

Indicative Selling Price \$1,050,000 - \$1,150,000 **Median Unit Price** June quarter 2025: \$1,250,000





Comparable Properties

3/65 Royal Av SANDRINGHAM 3191 (REI)

Agent Comments

Price: \$1,175,000

Method:

Date: 30/08/2025 **Property Type:** Unit



8/54 Fewster Rd HAMPTON 3188 (REI)





Price: \$1,208,880

Method: Sold Before Auction

Date: 13/08/2025

Property Type: Townhouse (Res)

Agent Comments

5/131 Thomas St HAMPTON 3188 (REI/VG)







Price: \$1,165,000 Method: Auction Sale Date: 24/05/2025 Property Type: Villa

Agent Comments

Account - Jellis Craig | P: 03 9194 1200





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