

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

25B Teddington Road, Hampton, VIC 3188
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Indicative selling price

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

Single price \$2,280,000 or range between &

Median sale price

Median price \$2,495,500 Property type House Suburb HAMPTON

Period - From 26/08/2023 to 25/08/2024 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 43 Grout Street Hampton Vic 3188	\$2,400,000	2024-06-01
2 1/28 Pine Street Brighton East Vic 3187	\$2,300,000	2024-03-20
3 94a Ludstone Street Hampton Vic 3188	\$2,225,000	2024-08-24

This Statement of Information was prepared on: 26/08/2024



Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.