

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

7a David Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,900,000

&

\$1,990,000

Median sale price

Median price \$2,467,500

Property Type House

Suburb Hampton

Period - From 13/03/2024

to

12/03/2025

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	50a David St HAMPTON 3188	\$1,900,000	14/01/2025
2	57 David St HAMPTON 3188	\$1,937,000	05/12/2024
3	110b Ludstone St HAMPTON 3188	\$1,910,000	04/12/2024

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:

13/03/2025 11:51

7a David Street, Hampton Vic 3188



Nick Sinclair

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Indicative Selling Price

\$1,900,000 - \$1,990,000

Median House Price

13/03/2024 - 12/03/2025: \$2,467,500



Property Type:

Divorce/Estate/Family Transfers

Land Size: 470 sqm approx

Agent Comments

Comparable Properties



50a David St HAMPTON 3188 (REI)

Agent Comments



Price: \$1,900,000

Method: Private Sale

Date: 14/01/2025

Property Type: Townhouse (Single)



57 David St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$1,937,000

Method: Private Sale

Date: 05/12/2024

Property Type: House

Land Size: 371 sqm approx



110b Ludstone St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$1,910,000

Method: Private Sale

Date: 04/12/2024

Property Type: House

Land Size: 400 sqm approx

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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