

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

74a Teddington Road, Hampton Vic 3188

Indicative selling price

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

Range between \$1,600,000

&

\$1,690,000

Median sale price

Median price \$1,550,000

Property Type Townhouse

Suburb Hampton

Period - From 12/02/2025

to

11/02/2026

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	85a Wickham Rd HAMPTON EAST 3188	\$1,700,000	16/12/2025
2	99a Vincent St SANDRINGHAM 3191	\$1,642,000	03/12/2025
3	98 Fewster Rd HAMPTON 3188	\$1,710,000	02/09/2025

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:

12/02/2026 11:05



 4  3.5  2

Rooms: 9
Property Type: Townhouse
 (Single)
 Agent Comments

Indicative Selling Price
 \$1,600,000 - \$1,690,000
Median Townhouse Price
 12/02/2025 - 11/02/2026: \$1,550,000

Comparable Properties



85a Wickham Rd HAMPTON EAST 3188 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,700,000
Method: Private Sale
Date: 16/12/2025
Property Type: Townhouse (Single)
Land Size: 291 sqm approx



99a Vincent St SANDRINGHAM 3191 (REI/VG)

Agent Comments

 3  2  4

Price: \$1,642,000
Method: Private Sale
Date: 03/12/2025
Property Type: House
Land Size: 464 sqm approx



98 Fewster Rd HAMPTON 3188 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,710,000
Method: Sold Before Auction
Date: 02/09/2025
Property Type: House
Land Size: 324 sqm approx

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