

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

34 Smith Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$2,507,500 Property Type House Suburb Hampton

Period - From 01/10/2024 to 31/12/2024 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	17 Cummins Rd BRIGHTON EAST 3187	\$1,800,000	05/12/2024
2	4 Locinda St HIGHETT 3190	\$1,730,000	16/11/2024
3	120 Wickham Rd HAMPTON EAST 3188	\$1,725,500	26/10/2024

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:

21/01/2025 11:01



Property Type: House

Agent Comments

Comparable Properties



17 Cummins Rd BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$1,800,000

Method: Private Sale

Date: 05/12/2024

Property Type: House

Land Size: 675 sqm approx



4 Locinda St HIGHETT 3190 (REI)

Agent Comments



Price: \$1,730,000

Method: Private Sale

Date: 16/11/2024

Property Type: House

Land Size: 642 sqm approx



120 Wickham Rd HAMPTON EAST 3188 (REI/VG)

Agent Comments



Price: \$1,725,500

Method: Auction Sale

Date: 26/10/2024

Property Type: House (Res)

Land Size: 463 sqm approx