

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

7 Edinburgh Street, Hampton Vic 3188

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$2,500,000 Property Type House Suburb Hampton

Period - From 06/01/2024 to 05/01/2025 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	143 Ludstone St HAMPTON 3188	\$2,450,000	13/12/2024
2	21 Ivy St HAMPTON 3188	\$2,480,000	07/12/2024
3	22 Grange Rd SANDRINGHAM 3191	\$2,435,000	13/11/2024

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:

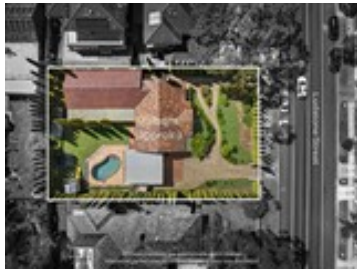
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Property Type:
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,400,000
Median House Price
06/01/2024 - 05/01/2025: \$2,500,000

Comparable Properties



143 Ludstone St HAMPTON 3188 (REI)

Agent Comments



Price: \$2,450,000
Method: Private Sale
Date: 13/12/2024
Property Type: House
Land Size: 951 sqm approx

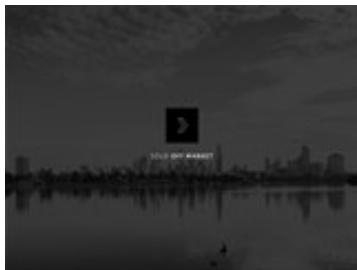


21 Ivy St HAMPTON 3188 (REI)

Agent Comments



Price: \$2,480,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 758 sqm approx



22 Grange Rd SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$2,435,000
Method: Private Sale
Date: 13/11/2024
Property Type: House

Account - 11 North | P: 1300 353 836