

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

1 Alfreda 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 \$2,330,000

Property Type House

Suburb Hampton

Period - From 01/01/2025

to

31/03/2025

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	5b Kingston St HAMPTON 3188	\$2,350,000	20/03/2025
2	12b Smith St HAMPTON 3188	\$2,200,000	16/02/2025
3			

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:

05/06/2025 11:25

1 Alfreda Street, Hampton Vic 3188

RT Edgar

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Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

March quarter 2025: \$2,330,000



Property Type:
Agent Comments

Comparable Properties



5b Kingston St HAMPTON 3188 (REI)

Agent Comments



Price: \$2,350,000
Method: Auction Sale
Date: 20/03/2025
Property Type: Townhouse (Res)



12b Smith St HAMPTON 3188 (REI)

Agent Comments



Price: \$2,200,000
Method: Private Sale
Date: 16/02/2025
Property Type: Townhouse (Single)
Land Size: 319 sqm approx

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.

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805



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