

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

17 Kendall Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$2,325,250

Property Type House

Suburb Hampton

Period - From 01/04/2025

to

30/06/2025

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	8a Edinburgh St HAMPTON 3188	\$1,751,000	26/07/2025
2	2 Locinda St HIGHETT 3190	\$1,680,000	05/04/2025
3	401 Highett Rd HIGHETT 3190	\$1,650,000	25/03/2025

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:

21/08/2025 09:17

17 Kendall Street, Hampton Vic 3188

JellisCraig

Nick Sinclair

9194 1200

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Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

June quarter 2025: \$2,325,250



 4  2  2

Property Type: House

Comparable Properties



8a Edinburgh St HAMPTON 3188 (REI)

Agent Comments

 3  2  2

Price: \$1,751,000

Method: Auction Sale

Date: 26/07/2025

Property Type: Townhouse (Res)

Land Size: 560 sqm approx



2 Locinda St HIGHETT 3190 (REI/VG)

Agent Comments

 3  2  3

Price: \$1,680,000

Method: Auction Sale

Date: 05/04/2025

Property Type: House (Res)

Land Size: 643 sqm approx



401 Highett Rd HIGHETT 3190 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,650,000

Method: Private Sale

Date: 25/03/2025

Property Type: House (Res)

Land Size: 650 sqm approx

Account - Jellis Craig | P: 03 9194 1200



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