

# 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

2 Wave Street, Hampton Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,000,000

&

\$3,250,000

### Median sale price

Median price \$2,300,000

Property Type House

Suburb Hampton

Period - From 05/03/2025

to

04/03/2026

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 | 4 Abbott St SANDRINGHAM 3191   | \$3,200,000 | 29/11/2025   |
| 2 | 19 Susan St SANDRINGHAM 3191   | \$3,150,000 | 17/10/2025   |
| 3 | 62 Littlewood St HAMPTON 3188  | \$3,200,000 | 17/10/2025   |

**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:

05/03/2026 15:54



5   
 3   
 2

**Property Type:** House  
**Land Size:** 688 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$3,000,000 - \$3,250,000  
**Median House Price**  
 05/03/2025 - 04/03/2026: \$2,300,000

State Government Draft Planning Scheme - Can build up to 4 Storeys. Corner Location Fully Approved Plans and Permits

## Comparable Properties



**4 Abbott St SANDRINGHAM 3191 (REI)**

**Agent Comments**

3   
 2   
 3

**Price:** \$3,200,000  
**Method:** Auction Sale  
**Date:** 29/11/2025  
**Property Type:** House (Res)  
**Land Size:** 726 sqm approx



**19 Susan St SANDRINGHAM 3191 (REI/VG)**

**Agent Comments**

5   
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**Price:** \$3,150,000  
**Method:** Private Sale  
**Date:** 17/10/2025  
**Property Type:** House  
**Land Size:** 597 sqm approx



**62 Littlewood St HAMPTON 3188 (REI)**

**Agent Comments**

4   
 2   
 4

**Price:** \$3,200,000  
**Method:** Sold Before Auction  
**Date:** 17/10/2025  
**Property Type:** House (Res)  
**Land Size:** 629 sqm approx

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