

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

30A Bateman Street, Hampton Vic 3188

Indicative selling price

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

Range between

\$1,800,000

&

\$1,900,000

Median sale price

Median price

\$2,495,000

Property Type

House

Suburb

Hampton

Period - From

01/01/2024

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.

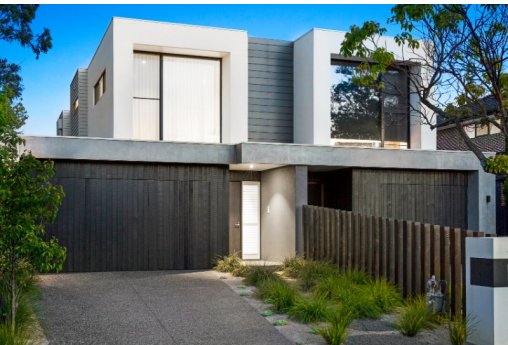
	Address of comparable property	Price	Date of sale
1	29a Olive St HAMPTON 3188	\$1,840,000	11/02/2025
2	50a David St HAMPTON 3188	\$1,900,000	14/01/2025
3	5b Apex Av HAMPTON EAST 3188	\$1,895,000	15/11/2024

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:

12/03/2025 11:59



3 2 2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,900,000
Median House Price
Year ending December 2024: \$2,495,000

Comparable Properties



29a Olive St HAMPTON 3188 (REI)

Agent Comments

4 4 2

Price: \$1,840,000
Method: Sold Before Auction
Date: 11/02/2025
Property Type: Townhouse (Res)



50a David St HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$1,900,000
Method: Private Sale
Date: 14/01/2025
Property Type: Townhouse (Single)



5b Apex Av HAMPTON EAST 3188 (REI/VG)

Agent Comments

4 2 2

Price: \$1,895,000
Method: Private Sale
Date: 15/11/2024
Property Type: Townhouse (Single)
Land Size: 297 sqm approx