

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

34 Grout Street, Hampton Vic 3188

Indicative selling price

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

Single price

\$3,900,000

Median sale price

Median price

\$2,492,500

Property Type

House

Suburb

Hampton

Period - From

27/07/2025

to

26/07/2026

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	5 Avondale St HAMPTON 3188	\$3,800,000	15/05/2026
2	18 Bayside Cr HAMPTON 3188	\$3,900,000	12/03/2026
3	4 Hillcroft Av HAMPTON 3188	\$3,920,000	04/03/2026

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:

27/07/2026 16:58

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Indicative Selling Price

\$3,900,000

Median House Price

27/07/2025 - 26/07/2026: \$2,492,500



5 2 2

Property Type: House

Comparable Properties



5 Avondale St HAMPTON 3188 (REI/VG)

Agent Comments

4 3 4

Price: \$3,800,000

Method: Private Sale

Date: 15/05/2026

Property Type: House (Res)

Land Size: 705 sqm approx



18 Bayside Cr HAMPTON 3188 (REI/VG)

Agent Comments

4 2 2

Price: \$3,900,000

Method: Sold Before Auction

Date: 12/03/2026

Property Type: House (Res)

Land Size: 607 sqm approx



4 Hillcroft Av HAMPTON 3188 (REI)

Agent Comments

4 4 7

Price: \$3,920,000

Method: Auction Sale

Date: 04/03/2026

Property Type: House (Res)

Land Size: 806 sqm approx

Account - Jellis Craig | P: 03 9194 1200