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

508 Bluff Road, Hampton Vic 3188

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting | | | | |
|-------------------|-------------------|------|------------------|------|------------|------|--------|---------|--|--|
| Range betweer | n \$900,000 | | & | | \$980,000 | | | | | |
| Median sale price | | | | | | | | | | |
| Median price | \$2,330,000 | Pro | Property Type Ho | | louse | | Suburb | Hampton | | |
| Period - From | 01/01/2025 | to | 31/03/2025 | | So | urce | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|-----------------------------------|-----------|--------------|
| 1 | 4/60 Bamfield St SANDRINGHAM 3191 | \$999,000 | 22/02/2025 |
| 2 | 2/4 Baldwin St HIGHETT 3190 | \$982,000 | 07/12/2024 |
| 3 | 8a Short St HAMPTON EAST 3188 | \$965,000 | 17/10/2024 |

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:

08/04/2025 10:37









Property Type: House

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> Indicative Selling Price \$900,000 - \$980,000 Median House Price March quarter 2025: \$2,330,000

Comparable Properties

| 4/60 Bamfield St SANDRINGHAM 3191 (REI) 1 2 2 Price: \$999,000 Method: Auction Sale Date: 22/02/2025 Property Type: Townhouse (Res) | Agent Comments |
|--|----------------|
| 2/4 Baldwin St HIGHETT 3190 (REI/VG) 3 2 2 1 Price: \$982,000 Method: Auction Sale Date: 07/12/2024 Property Type: Townhouse (Res) | Agent Comments |
| 8a Short St HAMPTON EAST 3188 (REI/VG) 2 2 1 Price: \$965,000 Method: Private Sale Date: 17/10/2024 Property Type: Townhouse (Res) Land Size: 205 sqm approx | Agent Comments |

Account - Jellis Craig | P: 03 9194 1200



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