

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 consumer.vic.gov.au/underquoting

Range between \$900,000

&

\$980,000

Median sale price

Median price \$2,330,000

Property Type House

Suburb Hampton

Period - From 01/01/2025

to

31/03/2025

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	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



 2  1  2

Property Type: House

Comparable Properties



4/60 Bamfield St SANDRINGHAM 3191 (REI)

Agent Comments

 1  2  2

Price: \$999,000

Method: Auction Sale

Date: 22/02/2025

Property Type: Townhouse (Res)



2/4 Baldwin St HIGHETT 3190 (REI/VG)

Agent Comments

 3  2  1

Price: \$982,000

Method: Auction Sale

Date: 07/12/2024

Property Type: Townhouse (Res)



8a Short St HAMPTON EAST 3188 (REI/VG)

Agent Comments

 2  2  1

Price: \$965,000

Method: Private Sale

Date: 17/10/2024

Property Type: Townhouse (Res)

Land Size: 205 sqm approx