Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	6 Gordon Street, Hampton Vic 3188
Including suburb and	·
postcode	

Indicative selling price

Property offered for sale

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

Range between \$3,150,000	&	\$3,350,000
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Median sale price

Median price	\$2,475,000	Pro	perty Type	House		Suburb	Hampton
Period - From	01/04/2024	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 sixmonths 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	2/16 Yuille St BRIGHTON 3186	\$3,800,000	17/01/2025
2			
3			

OR

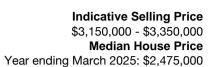
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/04/2025 11:22



FREDMAN

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Property Type: House Land Size: 623 sqm approx

Agent Comments

Comparable Properties



2/16 Yuille St BRIGHTON 3186 (REI/VG)

Price: \$3,800,000 Method: Private Sale Date: 17/01/2025 Property Type: House

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Agent Comments

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.

Account - Fredman



