

# 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

94a Highett Road, Hampton Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,950,000

&

\$2,145,000

### Median sale price

Median price \$2,442,500

Property Type House

Suburb Hampton

Period - From 01/07/2025

to 30/09/2025

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 | 21b Raynes Park Rd HAMPTON 3188 | \$2,001,360 | 25/10/2025   |
| 2 | 30a Teddington Rd HAMPTON 3188  | \$1,975,000 | 09/10/2025   |
| 3 | 108a Thomas St HAMPTON 3188     | \$2,050,000 | 17/09/2025   |

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:

26/11/2025 14:04



Property Type:  
Agent Comments

Indicative Selling Price  
\$1,950,000 - \$2,145,000  
Median House Price  
September quarter 2025: \$2,442,500

## Comparable Properties



21b Raynes Park Rd HAMPTON 3188 (REI)

Agent Comments



Price: \$2,001,360  
Method: Private Sale  
Date: 25/10/2025  
Property Type: House (Res)  
Land Size: 385 sqm approx



30a Teddington Rd HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$1,975,000  
Method: Sold Before Auction  
Date: 09/10/2025  
Property Type: House (Res)  
Land Size: 383 sqm approx



108a Thomas St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$2,050,000  
Method: Private Sale  
Date: 17/09/2025  
Property Type: Townhouse (Single)  
Land Size: 327 sqm approx

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805



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