

# 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

1 Alfreda Street, 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 \$2,200,000

&

\$2,400,000

### 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	5b Kingston St HAMPTON 3188	\$2,350,000	20/03/2025
2	12b Smith St HAMPTON 3188	\$2,200,000	16/02/2025
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:

05/06/2025 11:25

1 Alfreda Street, Hampton Vic 3188

RT Edgar

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**Indicative Selling Price**

\$2,200,000 - \$2,400,000

**Median House Price**

March quarter 2025: \$2,330,000



**Property Type:**  
Agent Comments

## Comparable Properties



**5b Kingston St HAMPTON 3188 (REI)**

Agent Comments



**Price:** \$2,350,000  
**Method:** Auction Sale  
**Date:** 20/03/2025  
**Property Type:** Townhouse (Res)



**12b Smith St HAMPTON 3188 (REI)**

Agent Comments



**Price:** \$2,200,000  
**Method:** Private Sale  
**Date:** 16/02/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 319 sqm approx

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



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