

# 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

15 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 \$1,875,000

&

\$2,050,000

### Median sale price

Median price \$2,470,000

Property Type House

Suburb Hampton

Period - From 01/10/2023

to 31/12/2023

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.

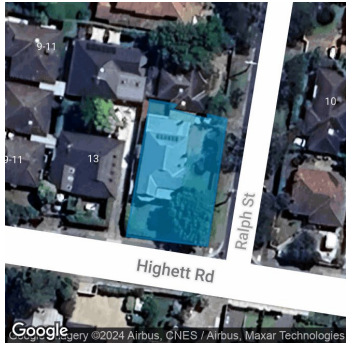
	Address of comparable property	Price	Date of sale
1	100 Linacre Rd HAMPTON 3188	\$2,052,000	09/12/2023
2	3 Gillies St HAMPTON 3188	\$2,050,000	24/02/2024
3	19 Sargood St HAMPTON 3188	\$2,012,000	18/11/2023

**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:

29/02/2024 08:20



3   1   2

**Rooms:** 6  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$1,875,000 - \$2,050,000  
**Median House Price**  
December quarter 2023: \$2,470,000

## Comparable Properties



**100 Linacre Rd HAMPTON 3188 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$2,052,000  
**Method:** Auction Sale  
**Date:** 09/12/2023  
**Property Type:** House (Res)  
**Land Size:** 580 sqm approx



**3 Gillies St HAMPTON 3188 (REI)**

**Agent Comments**

4   3   2

**Price:** \$2,050,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** House (Res)



**19 Sargood St HAMPTON 3188 (REI)**

**Agent Comments**

3   1   2

**Price:** \$2,012,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** House (Res)  
**Land Size:** 570 sqm approx

**Account - Hodges** | P: 03 9598 1111 | F: 03 9598 5598