

# 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

19 Teddington 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 \$2,150,000 & \$2,300,000

### Median sale price

Median price \$2,418,000 Property Type House Suburb Hampton

Period - From 25/05/2025 to 24/05/2026 Source Property Data

### 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	44 Raynes Park Rd HAMPTON 3188	\$2,418,000	20/04/2026
2	8 Curzon St BRIGHTON EAST 3187	\$2,250,000	03/03/2026
3	81 Willis St HAMPTON 3188	\$2,177,000	21/02/2026

**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:

25/05/2026 14:54

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**Indicative Selling Price**

\$2,150,000 - \$2,300,000

**Median House Price**

25/05/2025 - 24/05/2026: \$2,418,000



**Rooms:** 2

**Property Type:** House

**Land Size:** 766 approx sqm  
approx

[Agent Comments](#)

## Comparable Properties



**44 Raynes Park Rd HAMPTON 3188 (REI)**

[Agent Comments](#)



**Price:** \$2,418,000

**Method:** Sold Before Auction

**Date:** 20/04/2026

**Property Type:** House (Res)

**Land Size:** 807 sqm approx



**8 Curzon St BRIGHTON EAST 3187 (REI)**

[Agent Comments](#)



**Price:** \$2,250,000

**Method:** Private Sale

**Date:** 03/03/2026

**Property Type:** House (Res)



**81 Willis St HAMPTON 3188 (REI/VG)**

[Agent Comments](#)



**Price:** \$2,177,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** House (Res)

**Land Size:** 627 sqm approx

**Account - Belle Property Sandringham** | P: 03 9521 9800 | F: 03 9521 9840