

# 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

2/542 Bluff 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 \$1,500,000 & \$1,650,000

### Median sale price

Median price \$1,650,000 Property Type Townhouse Suburb Hampton

Period - From 17/03/2025 to 16/03/2026 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	85a Wickham Rd HAMPTON EAST 3188	\$1,700,000	16/12/2025
2	67a Raynes Park Rd HAMPTON 3188	\$1,650,000	22/11/2025
3	9 Summit Av HAMPTON EAST 3188	\$1,550,000	28/10/2025

**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: 17/03/2026 13:19



4 3 2

**Property Type:** Townhouse

**Land Size:** 226 sqm approx

Agent Comments

## Comparable Properties



**85a Wickham Rd HAMPTON EAST 3188 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 16/12/2025

**Property Type:** Townhouse (Single)

**Land Size:** 291 sqm approx



**67a Raynes Park Rd HAMPTON 3188 (REI/VG)**

Agent Comments

4 3 1

**Price:** \$1,650,000

**Method:** Auction Sale

**Date:** 22/11/2025

**Property Type:** Townhouse (Res)

**Land Size:** 380 sqm approx



**9 Summit Av HAMPTON EAST 3188 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,550,000

**Method:** Private Sale

**Date:** 28/10/2025

**Property Type:** Townhouse (Res)

**Land Size:** 310 sqm approx