

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

26 Imbros Street, Hampton Vic 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,500,000 & \$2,650,000

Median sale price

Median price \$2,210,000 Property Type House Suburb Hampton

Period - From 01/07/2022 to 30/06/2023 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	66 Mills St HAMPTON 3188	\$2,840,000	12/08/2023
2	8 Field St HAMPTON 3188	\$2,464,000	05/08/2023
3	642 Hampton St BRIGHTON 3186	\$2,435,000	21/06/2023

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:

17/08/2023 14:50



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Rooms: 8
Property Type: House
Land Size: 600.636 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,500,000 - \$2,650,000
Median House Price
Year ending June 2023: \$2,210,000

Comparable Properties



66 Mills St HAMPTON 3188 (REI)

[Agent Comments](#)

4 2 2

Price: \$2,840,000
Method: Auction Sale
Date: 12/08/2023
Property Type: House (Res)
Land Size: 618 sqm approx



8 Field St HAMPTON 3188 (REI)

[Agent Comments](#)

4 3 2

Price: \$2,464,000
Method: Auction Sale
Date: 05/08/2023
Property Type: House (Res)
Land Size: 710 sqm approx



642 Hampton St BRIGHTON 3186 (REI)

[Agent Comments](#)

4 2 2

Price: \$2,435,000
Method: Sold Before Auction
Date: 21/06/2023
Property Type: House (Res)