

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

2a Wales Street, Hampton VIC 3188

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$2,495,000

Property Type

House

Suburb

Hampton

Period - From

24/09/2024

to

23/03/2025

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/4 Walker Av, Hampton Vic	\$1,241,000	22/02/2025
1a Dumaesq St, Brighton East Vic	\$1,200,000	07/12/2024
2/46 Earlsfield Rd, Hampton Vic	\$1,199,000	01/11/2024

This Statement of Information was prepared on:

25/03/2025