

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

32a Teddington Road, Hampton Vic 3188

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,469,500

Property Type Townhouse

Suburb Hampton

Period - From 18/08/2025

to

17/08/2026

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	43 Thorburn St HAMPTON 3188	\$1,680,000	04/04/2026
2	1A Poole Av HAMPTON 3188	\$1,682,000	16/03/2026
3	10b Field St HAMPTON 3188	\$1,625,000	12/03/2026

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:

18/08/2026 13:28

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Indicative Selling Price

\$1,600,000 - \$1,700,000

Median Townhouse Price

18/08/2025 - 17/08/2026: \$1,469,500



4 3 2

Property Type: town residence

Agent Comments

Comparable Properties



43 Thorburn St HAMPTON 3188 (REI)

Agent Comments

4 3 2

Price: \$1,680,000

Method: Private Sale

Date: 04/04/2026

Property Type: Townhouse (Res)

Land Size: 398 sqm approx



1A Poole Av HAMPTON 3188 (VG)

Agent Comments

4 - -

Price: \$1,682,000

Method: Sale

Date: 16/03/2026

Property Type: House (Res)

Land Size: 383 sqm approx



10b Field St HAMPTON 3188 (REI)

Agent Comments

5 4 2

Price: \$1,625,000

Method: Private Sale

Date: 12/03/2026

Property Type: Townhouse (Res)

Land Size: 401 sqm approx

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