

# 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

34 Retreat 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 \$2,850,000

&

\$3,050,000

### Median sale price

Median price \$2,700,000

Property Type House

Suburb Hampton

Period - From 01/04/2026

to

30/06/2026

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 | 25 Service St HAMPTON 3188     | \$2,900,000 | 05/04/2026   |
| 2 | 72 Mills St HAMPTON 3188       | \$2,930,000 | 25/03/2026   |
| 3 | 6 Heath St SANDRINGHAM 3191    | \$2,850,000 | 14/03/2026   |

**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:

12/07/2026 13:21

34 Retreat Road, Hampton Vic 3188



Jenny Dwyer  
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**Indicative Selling Price**

\$2,850,000 - \$3,050,000

**Median House Price**

June quarter 2026: \$2,700,000



4 2 2

**Property Type:** House

**Land Size:** 650 approx sqm  
approx

[Agent Comments](#)

## Comparable Properties



**25 Service St HAMPTON 3188 (REI/VG)**

[Agent Comments](#)

5 2 2

**Price:** \$2,900,000

**Method:** Sold Before Auction

**Date:** 05/04/2026

**Property Type:** House (Res)

**Land Size:** 861 sqm approx



**72 Mills St HAMPTON 3188 (REI/VG)**

[Agent Comments](#)

4 2 3

**Price:** \$2,930,000

**Method:** Private Sale

**Date:** 25/03/2026

**Property Type:** House

**Land Size:** 592 sqm approx



**6 Heath St SANDRINGHAM 3191 (REI/VG)**

[Agent Comments](#)

5 3 2

**Price:** \$2,850,000

**Method:** Auction Sale

**Date:** 14/03/2026

**Property Type:** House (Res)

**Land Size:** 794 sqm approx

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



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