

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

35a Retreat Road, Hampton Vic 3188

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,220,000

Property Type Unit

Suburb Hampton

Period - From 01/04/2025

to

31/03/2026

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	2/2 Mclauchlin Av SANDRINGHAM 3191	\$1,190,000	11/04/2026
2	3/1 Edinburgh St HAMPTON 3188	\$1,190,000	10/03/2026
3	1/8 Minnie St SANDRINGHAM 3191	\$1,230,000	21/02/2026

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:

28/04/2026 10:19

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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Unit Price

Year ending March 2026: \$1,220,000



2 1 2

Property Type: semi detached property

Agent Comments

Comparable Properties



2/2 Mclauchlin Av SANDRINGHAM 3191 (REI)

Agent Comments

3 1 1

Price: \$1,190,000

Method: Auction Sale

Date: 11/04/2026

Property Type: Townhouse (Res)



3/1 Edinburgh St HAMPTON 3188 (REI)

Agent Comments

3 2 -

Price: \$1,190,000

Method: Private Sale

Date: 10/03/2026

Property Type: Villa



1/8 Minnie St SANDRINGHAM 3191 (REI)

Agent Comments

3 1 2

Price: \$1,230,000

Method: Auction Sale

Date: 21/02/2026

Property Type: Townhouse (Res)

Land Size: 230 sqm approx

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