

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

44 Raynes Park Road, Hampton Vic 3188

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,710,000

Property Type House

Suburb Hampton

Period - From 01/01/2026

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	8 Curzon St BRIGHTON EAST 3187	\$2,250,000	03/03/2026
2	81 Willis St HAMPTON 3188	\$2,177,000	21/02/2026
3	66 Sargood St HAMPTON 3188	\$2,500,000	12/12/2025

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:

13/04/2026 11:24



3 2 2

Rooms: 5
Property Type: House
Land Size: 807 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
March quarter 2026: \$2,710,000

Comparable Properties



8 Curzon St BRIGHTON EAST 3187 (REI)

Agent Comments

4 2 3

Price: \$2,250,000
Method: Private Sale
Date: 03/03/2026
Property Type: House (Res)



81 Willis St HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$2,177,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 627 sqm approx



66 Sargood St HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$2,500,000
Method: Private Sale
Date: 12/12/2025
Property Type: House (Res)
Land Size: 836 sqm approx

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