

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

5 Poole Avenue, Hampton Vic 3188

Indicative selling price

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

Range between \$2,450,000 & \$2,600,000

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	14 Allen St HIGHETT 3190	\$2,000,000	28/02/2026
2	38 Service St HAMPTON 3188	\$2,205,000	29/11/2025
3	19 Avelin St HAMPTON 3188	\$2,195,000	26/10/2025

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:

16/04/2026 11:06



Property Type: House (Res)

Land Size: 583 sqm approx

Agent Comments

Comparable Properties



14 Allen St HIGHETT 3190 (REI)

Agent Comments



Price: \$2,000,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)



38 Service St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$2,205,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House

Land Size: 577 sqm approx



19 Avelin St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$2,195,000

Method: Auction Sale

Date: 26/10/2025

Property Type: House

Land Size: 603 sqm approx