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	32 Hood Street, Hampton Vic 3188

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $2,330,000 Property Type House Suburb Hampton

Period - From 01/01/2025 to 31/03/2025 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	21 Rose St HIGHETT 3190	$1,320,000	12/04/2025
2	2 Seafoam St HAMPTON EAST 3188	$1,340,000	15/03/2025
3	38 Piper Pl SANDRINGHAM 3191	$1,299,000	08/03/2025

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: 26/06/2025 15:14

32 Hood Street, Hampton Vic 3188



3 1 0

Rooms: 5
Property Type: Townhouse (Res)
Land Size: 238.086 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
March quarter 2025: $2,330,000

Comparable Properties



21 Rose St HIGHETT 3190 (REI/VG)

3 2 2

Price: $1,320,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House
Land Size: 338 sqm approx

Agent Comments

2 Seafoam St HAMPTON EAST 3188 (VG)

4 - -

Price: $1,340,000
Method: Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 693 sqm approx

Agent Comments

38 Piper Pl SANDRINGHAM 3191 (VG)

3 - -

Price: $1,299,000
Method: Sale
Date: 08/03/2025
Property Type: House (Res)
Land Size: 95 sqm approx

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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