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	9a Ridge Avenue, Hampton East Vic 3188

Indicative selling price

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

Range between $1,550,000 & $1,650,000

Median sale price

Median price $1,467,000 Property Type House Suburb Hampton East

Period - From 01/01/2025 to 31/12/2025 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	67a Raynes Park Rd HAMPTON 3188	$1,650,000	22/11/2025
2	9 Summit Av HAMPTON EAST 3188	$1,550,000	28/10/2025
3	165A Linacre Rd HAMPTON 3188	$1,550,000	25/10/2025

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: 31/03/2026 14:08

9a Ridge Avenue, Hampton East Vic 3188

JellisCraig



3 2 3

Property Type: Townhouse

Indicative Selling Price
$1,550,000 - $1,650,000
Median House Price
Year ending December 2025: $1,467,000

Comparable Properties



67a Raynes Park Rd HAMPTON 3188 (REI/VG)

4 3 1

Price: $1,650,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Townhouse (Res)
Land Size: 380 sqm approx

Agent Comments



9 Summit Av HAMPTON EAST 3188 (REI/VG)

4 2 2

Price: $1,550,000
Method: Private Sale
Date: 28/10/2025
Property Type: Townhouse (Res)
Land Size: 310 sqm approx

Agent Comments



165A Linacre Rd HAMPTON 3188 (REI/VG)

3 3 2

Price: $1,550,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Townhouse (Res)
Land Size: 308 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

REIV THE DIFFERENCE | propertydata.com.au

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