

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

25B Teddington Road, Hampton, VIC 3188

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$2,190,000

or range between

&

Median sale price

Median price

\$ 2,500,000

Property type

House

Suburb

HAMPTON

Period - From

23/09/2023

to

22/09/2024

Source

core\_logic

Comparable property sales

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.

Address of comparable property		Price	Date of sale
1	43 Grout Street Hampton Vic 3188	\$2,400,000	2024-06-01
2	81b Raynes Park Road Hampton Vic 3188	\$2,095,000	2024-07-03
3	94a Ludstone Street Hampton Vic 3188	\$2,225,000	2024-08-24

This Statement of Information was prepared on: 23/09/2024



Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.