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	30 Grout Street, Hampton Vic 3188

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $2,507,500 Property Type House Suburb Hampton

Period - From 01/10/2024 to 31/12/2024 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	51 Mills St HAMPTON 3188	$2,300,000	26/02/2025
2	3 Bateman St HAMPTON 3188	$2,270,000	20/12/2024
3	5 Passchendaele St HAMPTON 3188	$2,140,000	29/09/2024

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: 05/03/2025 15:38

30 Grout Street, Hampton Vic 3188

HODGES



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
December quarter 2024: $2,507,500

Comparable Properties



51 Mills St HAMPTON 3188 (REI)

3 1 2

Price: $2,300,000
Method: Sold Before Auction
Date: 26/02/2025
Property Type: House (Res)

Agent Comments



3 Bateman St HAMPTON 3188 (REI)

3 1 2

Price: $2,270,000
Method: Private Sale
Date: 20/12/2024
Property Type: House

Agent Comments



5 Passchendaele St HAMPTON 3188 (REI/VG)

3 2 2

Price: $2,140,000
Method: Private Sale
Date: 29/09/2024
Property Type: House (Res)
Land Size: 605 sqm approx

Agent Comments

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139

REIV THE DIFFERENCE | propertydata.com.au

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