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	41 Lonsdale Avenue, Hampton East Vic 3188

Indicative selling price

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

Single price $1,459,000

Median sale price

Median price $1,325,000 Property Type Townhouse Suburb Hampton East

Period - From 18/03/2024 to 17/03/2025 Source Property Data

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	25 Lonsdale Av HAMPTON EAST 3188	$1,566,000	15/03/2025
2	3 Nepean Av HAMPTON EAST 3188	$1,450,000	13/02/2025
3	2/524 Bluff Rd HAMPTON 3188	$1,395,000	30/10/2024

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: 18/03/2025 16:23

41 Lonsdale Avenue, Hampton East Vic 3188



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 324 sqm approx

Agent Comments

Indicative Selling Price
$1,459,000
Median Townhouse Price
18/03/2024 - 17/03/2025: $1,325,000

Comparable Properties



25 Lonsdale Av HAMPTON EAST 3188 (REI)

3 2 2

Price: $1,566,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Townhouse (Res)
Land Size: 320 sqm approx

Agent Comments



3 Nepean Av HAMPTON EAST 3188 (REI)

3 2 2

Price: $1,450,000
Method: Auction Sale
Date: 13/02/2025
Property Type: House (Res)
Land Size: 333 sqm approx

Agent Comments



2/524 Bluff Rd HAMPTON 3188 (REI/VG)

5 2 2

Price: $1,395,000
Method: Private Sale
Date: 30/10/2024
Property Type: House
Land Size: 434 sqm approx

Agent Comments

Account - Buxton | P: 03 9563 9933

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