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: 102a David Street, Hampton Vic 3188

Indicative selling price

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

Range between $1,800,000 & $1,900,000

Median sale price

Median price $1,726,500 Property Type Townhouse Suburb Hampton

Period - From 02/05/2024 to 01/05/2025 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	92a David St HAMPTON 3188	$1,860,000	30/03/2025
2	50a David St HAMPTON 3188	$1,900,000	14/01/2025
3			

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: 02/05/2025 14:31



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,800,000 - $1,900,000
Median Townhouse Price
02/05/2024 - 01/05/2025: $1,726,500

Comparable Properties



92a David St HAMPTON 3188 (REI)

3 2 2

Price: $1,860,000
Method: Private Sale
Date: 30/03/2025
Property Type: Townhouse (Single)

Agent Comments



50a David St HAMPTON 3188 (REI/VG)

3 2 2

Price: $1,900,000
Method: Private Sale
Date: 14/01/2025
Property Type: Townhouse (Single)
Land Size: 301 sqm approx

Agent Comments

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.

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400

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