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	2/442 Bluff Road, Hampton VIC 3188

Indicative selling price

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

Single price	$875,000

Median sale price

Median price	$2,355,000	Property Type	Other	Suburb	Hampton
Period - From	29/11/2024	to	28/05/2025	Source	core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
508 Bluff Road Hampton VIC 3188	$945,000	01/05/2025
2/363 South Road Brighton East VIC 3187	$870,000	17/05/2025
2/1 Gillies Street Hampton VIC 3188	$870,000	15/03/2025

This Statement of Information was prepared on: 29/05/2025