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	46 David Street, Hampton Vic 3188

Indicative selling price

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

Range between $2,290,000 & $2,490,000

Median sale price

Median price $2,325,250 Property Type House Suburb Hampton

Period - From 01/04/2025 to 30/06/2025 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	5b Kingston St HAMPTON 3188	$2,350,000	20/03/2025
2	12a Smith St HAMPTON 3188	$2,355,000	20/02/2025
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: 13/08/2025 15:06

46 David Street, Hampton Vic 3188

Nick Sinclair
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Property Type: House

Indicative Selling Price
$2,290,000 - $2,490,000
Median House Price
June quarter 2025: $2,325,250

Comparable Properties



5b Kingston St HAMPTON 3188 (REI/VG)

4 3 3

Price: $2,350,000
Method: Auction Sale
Date: 20/03/2025
Property Type: Townhouse (Res)
Land Size: 337 sqm approx

Agent Comments



12a Smith St HAMPTON 3188 (VG)

4 - -

Price: $2,355,000
Method: Sale
Date: 20/02/2025
Property Type: House (Res)
Land Size: 308 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.

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