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	24 Littlewood Street, Hampton Vic 3188

Indicative selling price

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

Range between $3,400,000 & $3,550,000

Median sale price

Median price $2,400,000 Property Type House Suburb Hampton

Period - From 01/07/2024 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	76 Ludstone St HAMPTON 3188	$3,560,000	22/03/2025
2	70 Crisp St HAMPTON 3188	$3,550,000	24/06/2025
3	17 Gordon St HAMPTON 3188	$3,550,000	03/04/2025

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: 19/08/2025 17:11

24 Littlewood Street, Hampton Vic 3188

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4 2.5 2

Property Type: House
Land Size: 627 sqm approx

Agent Comments

Indicative Selling Price
$3,400,000 - $3,550,000
Median House Price
Year ending June 2025: $2,400,000

Comparable Properties

76 Ludstone St HAMPTON 3188 (REI)

4 4 2

Price: $3,560,000
Method:
Date: 22/03/2025
Property Type: House

Agent Comments



70 Crisp St HAMPTON 3188 (REI/VG)

5 3 2

Price: $3,550,000
Method: Private Sale
Date: 24/06/2025
Property Type: House
Land Size: 773 sqm approx

Agent Comments



17 Gordon St HAMPTON 3188 (REI/VG)

4 2 4

Price: $3,550,000
Method: Private Sale
Date: 03/04/2025
Property Type: House
Land Size: 600 sqm approx

Agent Comments

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