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	17 Kendall Street, Hampton Vic 3188

Indicative selling price

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

Range between $1,600,000 & $1,700,000

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	8a Edinburgh St HAMPTON 3188	$1,751,000	26/07/2025
2	2 Locinda St HIGHETT 3190	$1,680,000	05/04/2025
3	401 Highett Rd HIGHETT 3190	$1,650,000	25/03/2025

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: 21/08/2025 09:17

17 Kendall Street, Hampton Vic 3188

JellisCraig

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4 2 2

Property Type: House

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
June quarter 2025: $2,325,250

Comparable Properties



8a Edinburgh St HAMPTON 3188 (REI)

3 2 2

Price: $1,751,000
Method: Auction Sale
Date: 26/07/2025
Property Type: Townhouse (Res)
Land Size: 560 sqm approx

Agent Comments



2 Locinda St HIGHETT 3190 (REI/VG)

3 2 3

Price: $1,680,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 643 sqm approx

Agent Comments



401 Highett Rd HIGHETT 3190 (REI/VG)

4 2 1

Price: $1,650,000
Method: Private Sale
Date: 25/03/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata .com.au

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