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	30a Teddington Road, Hampton Vic 3188

Indicative selling price

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

Range between $1,850,000 & $1,950,000

Median sale price

Median price $1,700,000 Property Type Townhouse Suburb Hampton

Period - From 08/09/2024 to 07/09/2025 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	78a Teddington Rd HAMPTON 3188	$1,950,000	05/08/2025
2	27 Collis St BRIGHTON EAST 3187	$1,860,000	25/07/2025
3	102a David St HAMPTON 3188	$1,925,000	19/05/2025

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: 08/09/2025 15:38

30a Teddington Road, Hampton Vic 3188



4 2.5 2

Rooms: 8
Property Type: Townhouse
Land Size: 388 sqm approx

Agent Comments

Indicative Selling Price
$1,850,000 - $1,950,000
Median Townhouse Price
08/09/2024 - 07/09/2025: $1,700,000

Comparable Properties



78a Teddington Rd HAMPTON 3188 (VG)

3 - -

Price: $1,950,000
Method: Sale
Date: 05/08/2025
Property Type: House (Res)
Land Size: 766 sqm approx

Agent Comments



27 Collis St BRIGHTON EAST 3187 (REI)

3 2 2

Price: $1,860,000
Method: Private Sale
Date: 25/07/2025
Property Type: Townhouse (Single)

Agent Comments



102a David St HAMPTON 3188 (REI/VG)

4 3 2

Price: $1,925,000
Method: Sold Before Auction
Date: 19/05/2025
Property Type: Townhouse (Res)
Land Size: 302 sqm approx

Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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