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: 5/522 Bluff Road, Hampton Vic 3188

Indicative selling price

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

Range between: $590,000 & $640,000

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	4/17 Kerferd St HAMPTON 3188	$700,000	16/07/2025
2	1/17 Roberts Ct BRIGHTON EAST 3187	$620,000	05/06/2025
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: 24/09/2025 11:38

5/522 Bluff Road, Hampton Vic 3188



2 1 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$590,000 - $640,000
Median House Price
Year ending June 2025: $2,400,000

Comparable Properties



4/17 Kerferd St HAMPTON 3188 (REI/VG)

2 1 1

Price: $700,000
Method: Private Sale
Date: 16/07/2025
Property Type: Apartment

Agent Comments



1/17 Roberts Ct BRIGHTON EAST 3187 (REI)

3 1 2

Price: $620,000
Method: Sold Before Auction
Date: 05/06/2025
Property Type: Apartment

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.

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840

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