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	490 Bluff Road, Hampton Vic 3188

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $2,442,500 Property Type House Suburb Hampton

Period - From 01/10/2024 to 30/09/2025 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	1 Saltair St HAMPTON EAST 3188	$1,275,000	16/09/2025
2	258 South Rd BRIGHTON EAST 3187	$1,250,000	30/08/2025
3	26 Widdop Cr HAMPTON EAST 3188	$1,343,000	20/08/2025

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: 13/11/2025 15:11

490 Bluff Road, Hampton Vic 3188



3 1 2

Property Type: House
Land Size: 612 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
Year ending September 2025: $2,442,500

Comparable Properties



1 Saltair St HAMPTON EAST 3188 (REI)

3 1 1

Price: $1,275,000
Method: Sold Before Auction
Date: 16/09/2025
Property Type: House
Land Size: 621 sqm approx

Agent Comments



258 South Rd BRIGHTON EAST 3187 (REI)

3 1 2

Price: $1,250,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 624 sqm approx

Agent Comments



26 Widdop Cr HAMPTON EAST 3188 (REI)

3 2 1

Price: $1,343,000
Method: Private Sale
Date: 20/08/2025
Property Type: House
Land Size: 603 sqm approx

Agent Comments

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

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