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	14 Kyarra Street, Hampton Vic 3188

Indicative selling price

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

Range between $3,000,000 & $3,300,000

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	62 Littlewood St HAMPTON 3188	$3,200,000	17/10/2025
2	20 Victory St SANDRINGHAM 3191	$3,215,000	03/10/2025
3	72 Ludstone St HAMPTON 3188	$3,142,000	23/08/2025

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: 28/10/2025 09:41



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Rooms: 10
Property Type: House (Res)
Land Size: 611 sqm approx

Agent Comments

Indicative Selling Price
$3,000,000 - $3,300,000
Median House Price
Year ending September 2025: $2,442,500

Comparable Properties



62 Littlewood St HAMPTON 3188 (REI)

4 2 4

Price: $3,200,000
Method: Sold Before Auction
Date: 17/10/2025
Property Type: House (Res)
Land Size: 629 sqm approx

Agent Comments



20 Victory St SANDRINGHAM 3191 (REI)

4 3 2

Price: $3,215,000
Method: Private Sale
Date: 03/10/2025
Property Type: House

Agent Comments



72 Ludstone St HAMPTON 3188 (REI)

4 3 3

Price: $3,142,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 621 sqm approx

Agent Comments

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

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