

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

6/522 BLUFF ROAD HAMPTON VIC 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$945,000

Property type

Unit

Suburb

Hampton

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

303/388 HAMPTON STREET HAMPTON VIC 3188

\$565,500

06-Mar-25

7/278 HIGHETT ROAD HIGHETT VIC 3190

\$565,000

04-Apr-25

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 6 months.

This Statement of Information was prepared on: 26 August 2025



**303/388 HAMPTON STREET
HAMPTON VIC 3188**

 2  1  1

Sold Price

\$565,500

Sold Date

06-Mar-25

Distance

1.95km



**7/278 HIGHETT ROAD HIGHETT
VIC 3190**

 2  1  1

Sold Price

\$565,000

Sold Date

04-Apr-25

Distance

1.96km

RS = Recent sale

UN = Undisclosed Sale

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