

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

16/95 Highett Road, Hampton Vic 3188

Indicative selling price

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

Range between \$540,000 & \$590,000

Median sale price

Median price \$975,000 Property Type Unit Suburb Hampton

Period - From 01/07/2025 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	620/222 Bay Rd SANDRINGHAM 3191	\$590,000	01/12/2025
2	6/522 Bluff Rd HAMPTON 3188	\$560,000	15/09/2025
3	310/220 Bay Rd SANDRINGHAM 3191	\$550,000	07/07/2025

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:

04/12/2025 10:28



Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



620/222 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 01/12/2025

Property Type: Apartment



6/522 Bluff Rd HAMPTON 3188 (REI/VG)

Agent Comments

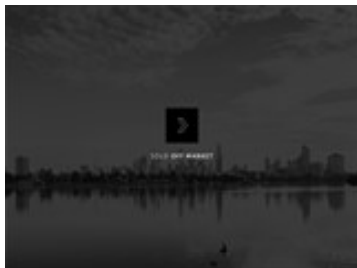


Price: \$560,000

Method: Private Sale

Date: 15/09/2025

Property Type: Unit



310/220 Bay Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 07/07/2025

Property Type: Unit