

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

18 Bayside Crescent, Hampton Vic 3188

Indicative selling price

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

Range between \$3,450,000 & \$3,650,000

Median sale price

Median price \$2,300,500 Property Type House Suburb Hampton

Period - From 11/02/2025 to 10/02/2026 Source Property Data

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	44 Abbott St SANDRINGHAM 3191	\$3,500,000	18/11/2025
2	24 Littlewood St HAMPTON 3188	\$3,650,000	10/09/2025
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: 11/02/2026 10:25

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Indicative Selling Price

\$3,450,000 - \$3,650,000

Median House Price

11/02/2025 - 10/02/2026: \$2,300,500



 4+  2.5  2

Property Type: House

Land Size: 607 approx sqm
approx

[Agent Comments](#)

Comparable Properties



44 Abbott St SANDRINGHAM 3191 (REI)

[Agent Comments](#)

 5  3  5

Price: \$3,500,000

Method: Private Sale

Date: 18/11/2025

Property Type: House

Land Size: 725 sqm approx



24 Littlewood St HAMPTON 3188 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$3,650,000

Method: Sold Before Auction

Date: 10/09/2025

Property Type: House (Res)

Land Size: 627 sqm approx

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.