

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 Banks Avenue, Hampton Vic 3188

Indicative selling price

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

Range between \$2,775,000 & \$2,875,000

Median sale price

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

Period - From 19/02/2025 to 18/02/2026 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	67 Littlewood St HAMPTON 3188	\$2,930,000	22/11/2025
2	3 Lagnicourt St HAMPTON 3188	\$2,850,000	08/11/2025
3	22 Avondale St HAMPTON 3188	\$2,950,000	04/10/2025

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: 19/02/2026 10:10



Property Type: House (Res)

Land Size: 686 sqm approx

Agent Comments

Comparable Properties



67 Littlewood St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$2,930,000

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)

Land Size: 624 sqm approx



3 Lagnicourt St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$2,850,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 741 sqm approx



22 Avondale St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$2,950,000

Method: Auction Sale

Date: 04/10/2025

Property Type: House (Res)

Land Size: 713 sqm approx