

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

13 Kendall Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$2,181,000 Property Type House Suburb Hampton

Period - From 01/10/2025 to 31/12/2025 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	85a Wickham Rd HAMPTON EAST 3188	\$1,700,000	16/12/2025
2	13a Besant St HAMPTON EAST 3188	\$1,600,000	06/11/2025
3	11a Warland Rd HAMPTON EAST 3188	\$1,628,000	27/09/2025

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:

24/02/2026 13:55



4 3 2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
December quarter 2025: \$2,181,000

Comparable Properties



85a Wickham Rd HAMPTON EAST 3188 (REI/VG)

Agent Comments

4 3 2

Price: \$1,700,000
Method: Private Sale
Date: 16/12/2025
Property Type: Townhouse (Single)
Land Size: 291 sqm approx



13a Besant St HAMPTON EAST 3188 (REI/VG)

Agent Comments

4 2 2

Price: \$1,600,000
Method: Private Sale
Date: 06/11/2025
Property Type: House (Res)
Land Size: 314 sqm approx



11a Warland Rd HAMPTON EAST 3188 (REI/VG)

Agent Comments

4 3 2

Price: \$1,628,000
Method: Sold Before Auction
Date: 27/09/2025
Property Type: Townhouse (Res)
Land Size: 313 sqm approx

Account - Hodges