

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

4/8 Alicia Street, Hampton Vic 3188

Indicative selling price

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

Range between \$630,000

&

\$670,000

Median sale price

Median price \$950,000

Property Type Unit

Suburb Hampton

Period - From 01/04/2024

to 31/03/2025

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 | 10/91 Beach Rd SANDRINGHAM 3191 | \$690,000 | 20/02/2025 |
| 2 | 10/8 Alicia St HAMPTON 3188 | \$615,000 | 04/02/2025 |
| 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:

04/06/2025 13:28

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2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$630,000 - \$670,000
Median Unit Price
Year ending March 2025: \$950,000

Comparable Properties



10/91 Beach Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

2 1 1

Price: \$690,000
Method: Private Sale
Date: 20/02/2025
Property Type: Apartment



10/8 Alicia St HAMPTON 3188 (VG)

Agent Comments

2 - -

Price: \$615,000
Method: Sale
Date: 04/02/2025
Property Type: Strata Unit/Flat

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.