

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

472 Bluff Road, Hampton Vic 3188

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$2,310,000 Property Type House Suburb Hampton

Period - From 01/01/2025 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	40 Worthing Rd MOORABBIN 3189	\$1,000,000	05/03/2026
2	1050 Nepean Hwy HIGHETT 3190	\$990,000	25/02/2026
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: 07/03/2026 10:11



4
 1
 1

Property Type: House
Land Size: 659 sqm approx
 Agent Comments

Indicative Selling Price
 \$900,000 - \$950,000
Median House Price
 Year ending December 2025: \$2,310,000

Comparable Properties



40 Worthing Rd MOORABBIN 3189 (REI)

Agent Comments

4
 2
 2

Price: \$1,000,000
Method: Private Sale
Date: 05/03/2026
Property Type: House
Land Size: 511 sqm approx



1050 Nepean Hwy HIGHETT 3190 (REI)

Agent Comments

3
 1
 2

Price: \$990,000
Method: Private Sale
Date: 25/02/2026
Property Type: House
Land Size: 734 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.