

# 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

2/24 Kinross Street, Hampton East Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$475,000

&

\$505,000

### Median sale price

Median price

\$1,151,000

Property Type

Unit

Suburb

Hampton East

Period - From

01/01/2025

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	208/336 South Rd HAMPTON EAST 3188	\$450,000	19/03/2025
2	8/18-20 Fewster Rd HAMPTON 3188	\$464,000	14/02/2025
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:

29/04/2025 09:58



1 1 1

Property Type: Apartment

## Comparable Properties



208/336 South Rd HAMPTON EAST 3188 (REI)

Agent Comments

1 1 1

Price: \$450,000  
Method: Private Sale  
Date: 19/03/2025  
Property Type: Apartment



8/18-20 Fewster Rd HAMPTON 3188 (REI)

Agent Comments

1 1 1

Price: \$464,000  
Method: Private Sale  
Date: 14/02/2025  
Property Type: Townhouse (Single)

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.