

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

202/386 - 388 Hampton Street, Hampton Vic 3188

Indicative selling price

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

Single price

\$690,000

Median sale price

Median price

\$1,310,000

Property Type

Unit

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 | 19/86-88 Beach Rd SANDRINGHAM 3191 | \$730,000 | 28/11/2025 |
| 2 | 103/15 Small St HAMPTON 3188 | \$715,000 | 25/10/2025 |
| 3 | 305/18 Koolkuna La HAMPTON 3188 | \$687,500 | 03/09/2025 |

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:

20/01/2026 10:04

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Indicative Selling Price

\$690,000

Median Unit Price

December quarter 2025: \$1,310,000



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties



19/86-88 Beach Rd SANDRINGHAM 3191 (REI)

Agent Comments

 2  2  1

Price: \$730,000

Method: Private Sale

Date: 28/11/2025

Property Type: Apartment



103/15 Small St HAMPTON 3188 (REI)

Agent Comments

 2  2  1

Price: \$715,000

Method: Auction Sale

Date: 25/10/2025

Property Type: Apartment

305/18 Koolkuna La HAMPTON 3188 (REI/VG)

Agent Comments

 2  2  1

Price: \$687,500

Method: Private Sale

Date: 03/09/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500