

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 Kookuna 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)



2



2



1

Price: \$730,000

Method: Private Sale

Date: 28/11/2025

Property Type: Apartment

Agent Comments



103/15 Small St HAMPTON 3188 (REI)



2



2



1

Price: \$715,000

Method: Auction Sale

Date: 25/10/2025

Property Type: Apartment

Agent Comments

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



2



2



1

Price: \$687,500

Method: Private Sale

Date: 03/09/2025

Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9593 4500