

# 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

3/21-23 Kinross Street, Hampton East Vic 3188

### Indicative selling price

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

Single price

\$629,000

### 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	4/8 Muir St HIGHETT 3190	\$620,000	05/04/2025
2	6/223 Thomas St HAMPTON 3188	\$694,000	22/02/2025
3	3/1 King St HAMPTON EAST 3188	\$595,000	20/12/2024

**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:

15/06/2025 14:51



2   1   1

Property Type: Unit

Indicative Selling Price

\$629,000

Median Unit Price

March quarter 2025: \$1,151,000

## Comparable Properties



4/8 Muir St HIGHETT 3190 (REI/VG)

Agent Comments

2   1   1

Price: \$620,000

Method: Auction Sale

Date: 05/04/2025

Property Type: Unit



6/223 Thomas St HAMPTON 3188 (REI/VG)

Agent Comments

2   1   2

Price: \$694,000

Method: Auction Sale

Date: 22/02/2025

Property Type: Unit



3/1 King St HAMPTON EAST 3188 (REI/VG)

Agent Comments

2   1   1

Price: \$595,000

Method: Private Sale

Date: 20/12/2024

Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500