## 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	3/21-23 Kinross Street, Hampton East Vic 3188
Including suburb and	, · · · · · · · · · · · · · · · · · · ·
postcode	

#### Indicative selling price

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

Single price \$629,000

### Median sale price

Median price \$	1,151,000	Pro	perty Type	Jnit		Suburb	Hampton East
Period - From 0	1/01/2025	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

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 comparableproperties 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









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)

Price: \$620,000 Method: Auction Sale Date: 05/04/2025 **Property Type:** Unit

**Agent Comments** 



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

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**Agent Comments** 

**Agent Comments** 

Price: \$694,000 Method: Auction Sale Date: 22/02/2025 Property Type: Unit



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





Price: \$595,000 Method: Private Sale Date: 20/12/2024 Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500





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