

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

33 Prince Street, Hampton Vic 3188

Indicative selling price

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

Range between \$4,200,000

&

\$4,600,000

Median sale price

Median price \$2,492,500

Property Type House

Suburb Hampton

Period - From 19/08/2025

to

18/08/2026

Source Property Data

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	9a Regent St BRIGHTON EAST 3187	\$4,500,000	27/07/2026
2	50 Service St HAMPTON 3188	\$4,250,000	20/05/2026
3	12 Alicia St HAMPTON 3188	\$4,800,000	29/04/2026

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:

19/08/2026 15:28



3 2 2

Property Type: House (Res)

Land Size: 676 sqm approx

Agent Comments

Indicative Selling Price

\$4,200,000 - \$4,600,000

Median House Price

19/08/2025 - 18/08/2026: \$2,492,500

Comparable Properties



9a Regent St BRIGHTON EAST 3187 (REI)

Agent Comments

4 3 2

Price: \$4,500,000

Method: Private Sale

Date: 27/07/2026

Property Type: Townhouse (Single)

Land Size: 520 sqm approx



50 Service St HAMPTON 3188 (REI)

Agent Comments

4 2 2

Price: \$4,250,000

Method: Private Sale

Date: 20/05/2026

Property Type: House (Res)



12 Alicia St HAMPTON 3188 (VG)

Agent Comments

5 - -

Price: \$4,800,000

Method: Sale

Date: 29/04/2026

Property Type: House (Res)

Land Size: 771 sqm approx

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