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	402/466 Hampton Street, Hampton Vic 3188
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Indicative selling price

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

Range between	\$1,800,000	&	\$1,950,000

Median sale price

Median price	\$1,100,000	Pro	perty Type	Jnit]	Suburb	Hampton
Period - From	07/11/2024	to	06/11/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	101/24 Grenville St HAMPTON 3188	\$1,850,000	30/10/2025
2	201/6 Fernhill Rd SANDRINGHAM 3191	\$1,960,000	18/10/2025
3	13/53 New St BRIGHTON 3186	\$1,995,000	17/05/2025

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:	07/11/2025 16:18





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Indicative Selling Price \$1,800,000 - \$1,950,000 Median Unit Price 07/11/2024 - 06/11/2025: \$1,100,000





Comparable Properties



101/24 Grenville St HAMPTON 3188 (REI)

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Agent Comments

Price: \$1,850,000 **Method:** Private Sale **Date:** 30/10/2025

Property Type: Apartment



201/6 Fernhill Rd SANDRINGHAM 3191 (REI)

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Agent Comments

Price: \$1,960,000

Method: Sold Before Auction

Date: 18/10/2025

Property Type: Apartment



13/53 New St BRIGHTON 3186 (REI)

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Agent Comments

Price: \$1,995,000 Method: Private Sale Date: 17/05/2025

Property Type: Apartment

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805



