

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

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

Property Type

Unit

Suburb

Hampton

Period - From

07/11/2024

to

06/11/2025

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	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 comparable properties 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



Property Type:
Agent Comments

Comparable Properties



101/24 Grenville St HAMPTON 3188 (REI)

Agent Comments



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



201/6 Fernhill Rd SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$1,960,000
Method: Sold Before Auction
Date: 18/10/2025
Property Type: Apartment



13/53 New St BRIGHTON 3186 (REI)

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



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