

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

9/11 Railway Crescent, Hampton Vic 3188

Indicative selling price

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

Range between

\$770,000

&

\$800,000

Median sale price

Median price

\$865,000

Property Type

Unit

Suburb

Hampton

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	304/33 Crisp St HAMPTON 3188	\$805,000	19/02/2025
2	108/43 Willis St HAMPTON 3188	\$810,000	11/02/2025
3	201/33 Crisp St HAMPTON 3188	\$760,000	24/12/2024

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:

22/04/2025 11:44



 2  2  1

Property Type: Apartment

Comparable Properties



304/33 Crisp St HAMPTON 3188 (REI/VG)

Agent Comments

 2  2  1

Price: \$805,000

Method: Private Sale

Date: 19/02/2025

Property Type: Apartment



108/43 Willis St HAMPTON 3188 (REI)

Agent Comments

 2  2  1

Price: \$810,000

Method: Private Sale

Date: 11/02/2025

Property Type: Apartment



201/33 Crisp St HAMPTON 3188 (REI/VG)

Agent Comments

 2  2  1

Price: \$760,000

Method: Private Sale

Date: 24/12/2024

Property Type: Apartment