

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

G03/9 Ocean Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,850,000

&

\$2,000,000

Median sale price

Median price \$1,171,250

Property Type Unit

Suburb Hampton

Period - From 07/01/2025

to

06/01/2026

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	105/12 Trentham St SANDRINGHAM 3191	\$1,745,000	24/11/2025
2	101/24 Grenville St HAMPTON 3188	\$1,850,000	30/10/2025
3	101/9 Ocean St HAMPTON 3188	\$2,070,000	22/01/2025

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:

07/01/2026 14:49

Michael Martin

03 9591 0602

0478 011 216

mmartin@rtedgar.com.au

Indicative Selling Price

\$1,850,000 - \$2,000,000

Median Unit Price

07/01/2025 - 06/01/2026: \$1,171,250



3 2 2

Property Type: Apartment

Agent Comments

Comparable Properties

**105/12 Trentham St SANDRINGHAM 3191 (REI)**

Agent Comments

3 2 2

Price: \$1,745,000**Method:** Private Sale**Date:** 24/11/2025**Property Type:** Apartment**Land Size:** 157 sqm approx**101/24 Grenville St HAMPTON 3188 (REI)**

Agent Comments

3 2 2

Price: \$1,850,000**Method:** Private Sale**Date:** 30/10/2025**Property Type:** Apartment**101/9 Ocean St HAMPTON 3188 (VG)**

Agent Comments

3 - -

Price: \$2,070,000**Method:** Sale**Date:** 22/01/2025**Property Type:** Strata Unit/Flat

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