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	13/24 Kinross Street, Hampton East Vic 3188

Indicative selling price

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

Range between $660,000 & $720,000

Median sale price

Median price $780,000 Property Type Unit Suburb Hampton East

Period - From 13/01/2025 to 12/01/2026 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	5/522 Bluff Rd HAMPTON 3188	$695,000	18/10/2025
2	2/1023 Nepean Hwy MOORABBIN 3189	$673,000	19/08/2025
3			

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: 13/01/2026 11:25

13/24 Kinross Street, Hampton East Vic 3188

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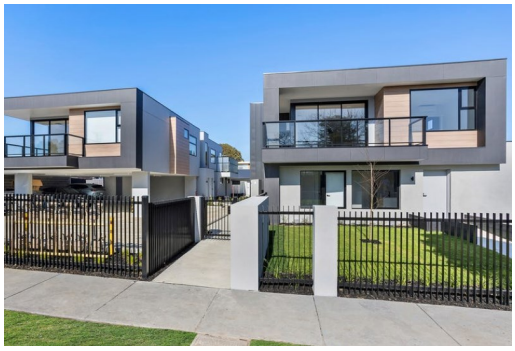

2 1 1

Property Type: Apartment
Land Size: 91 sqm approx

Agent Comments

Indicative Selling Price
$660,000 - $720,000
Median Unit Price
13/01/2025 - 12/01/2026: $780,000

Comparable Properties



5/522 Bluff Rd HAMPTON 3188 (REI)

2 1 2

Price: $695,000
Method: Auction Sale
Date: 18/10/2025
Property Type: Apartment

Agent Comments



2/1023 Nepean Hwy MOORABBIN 3189 (REI/VG)

2 2 1

Price: $673,000
Method: Private Sale
Date: 19/08/2025
Property Type: Townhouse (Single)

Agent Comments

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.

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