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	22/74-78 Holyrood Street, Hampton Vic 3188

Indicative selling price

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

Range between $600,000 & $660,000

Median sale price

Median price $975,000 Property Type Unit Suburb Hampton

Period - From 01/07/2025 to 30/09/2025 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	3/11 Railway Cr HAMPTON 3188	$630,000	17/11/2025
2	17/19 Abbott St SANDRINGHAM 3191	$640,000	24/07/2025
3	1/11 Railway Cr HAMPTON 3188	$646,000	09/07/2025

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: 15/12/2025 16:21

2 1 1

Rooms: 4
Property Type: Apartment

Agent Comments

Indicative Selling Price
$600,000 - $660,000
Median Unit Price
September quarter 2025: $975,000

Comparable Properties



3/11 Railway Cr HAMPTON 3188 (REI)

2 2 1

Price: $630,000
Method: Private Sale
Date: 17/11/2025
Property Type: Apartment

Agent Comments



17/19 Abbott St SANDRINGHAM 3191 (REI/VG)

2 1 1

Price: $640,000
Method: Sold Before Auction
Date: 24/07/2025
Property Type: Apartment

Agent Comments



1/11 Railway Cr HAMPTON 3188 (REI/VG)

2 1 1

Price: $646,000
Method: Private Sale
Date: 09/07/2025
Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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