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	5 Brand Street, Hampton Vic 3188

Indicative selling price

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

Range between $1,700,000 & $1,825,000

Median sale price

Median price $2,181,000 Property Type House Suburb Hampton

Period - From 01/10/2025 to 31/12/2025 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	68 Spring St SANDRINGHAM 3191	$1,800,000	14/12/2025
2	210 Thomas St HAMPTON 3188	$1,740,000	09/12/2025
3	11 James Cr HAMPTON 3188	$1,895,000	31/10/2025

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: 05/02/2026 10:25

5 Brand Street, Hampton Vic 3188

JellisCraig

Nick Sinclair
9194 1200
0422 217 788
nicksinclair@jelliscraig.com.au



4 1 3

Property Type: House

Indicative Selling Price
$1,700,000 - $1,825,000
Median House Price
December quarter 2025: $2,181,000

Comparable Properties



68 Spring St SANDRINGHAM 3191 (REI)

5 2 2

Price: $1,800,000
Method: Private Sale
Date: 14/12/2025
Property Type: House (Res)

Agent Comments



210 Thomas St HAMPTON 3188 (REI/VG)

3 1 3

Price: $1,740,000
Method: Private Sale
Date: 09/12/2025
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments



11 James Cr HAMPTON 3188 (REI/VG)

3 2 3

Price: $1,895,000
Method: Private Sale
Date: 31/10/2025
Property Type: House
Land Size: 766 sqm approx

Agent Comments

REIV THE DIFFERENCE

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