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	2/5 Edinburgh Street, Hampton Vic 3188

Indicative selling price

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

Single price $1,170,000

Median sale price

Median price $1,208,880 Property Type Unit Suburb Hampton

Period - From 15/07/2025 to 14/07/2026 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	6/1-3 Thomas St HAMPTON 3188	$1,205,000	11/07/2026
2	2/2 Mclauchlin Av SANDRINGHAM 3191	$1,190,000	11/04/2026
3	3/1 Edinburgh St HAMPTON 3188	$1,190,000	10/03/2026

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: 15/07/2026 15:22

2/5 Edinburgh Street, Hampton Vic 3188



3 2 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$1,170,000
Median Unit Price
15/07/2025 - 14/07/2026: $1,208,880

Comparable Properties



6/1-3 Thomas St HAMPTON 3188 (REI)

2 1 1

Price: $1,205,000
Method: Auction Sale
Date: 11/07/2026
Property Type: Unit

Agent Comments



2/2 Mclauchlin Av SANDRINGHAM 3191 (REI/VG)

3 1 1

Price: $1,190,000
Method: Auction Sale
Date: 11/04/2026
Property Type: Townhouse (Res)

Agent Comments



3/1 Edinburgh St HAMPTON 3188 (REI/VG)

3 2 -

Price: $1,190,000
Method: Private Sale
Date: 10/03/2026
Property Type: Villa

Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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