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	1/34 Kingston Street, Hampton Vic 3188

Indicative selling price

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

Single price $1,250,000

Median sale price

Median price $1,201,250 Property Type Unit Suburb Hampton

Period - From 01/07/2025 to 30/06/2026 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	6/1-3 Thomas St HAMPTON 3188	$1,205,000	11/07/2026
2	4a Prince St HAMPTON 3188	$1,180,000	31/05/2026
3	1/1 Edinburgh St HAMPTON 3188	$1,315,200	28/04/2026

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: 28/07/2026 16:26

1/34 Kingston Street, Hampton Vic 3188

Nick Jones
03) 9598 1111
0421839425
njones@hodges.com.au

Indicative Selling Price
$1,250,000
Median Unit Price
Year ending June 2026: $1,201,250



3 1 1

Property Type: House (Res)

Agent Comments

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



4a Prince St HAMPTON 3188 (REI)

3 2 1

Price: $1,180,000
Method: Private Sale
Date: 31/05/2026
Property Type: Townhouse (Single)

Agent Comments



1/1 Edinburgh St HAMPTON 3188 (REI)

2 1 1

Price: $1,315,200
Method: Sold Before Auction
Date: 28/04/2026
Property Type: Townhouse (Res)

Agent Comments

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