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	310/427 Hampton Street, Hampton Vic 3188

Indicative selling price

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

Single price $660,000

Median sale price

Median price $945,000 Property Type Unit Suburb Hampton

Period - From 01/10/2024 to 31/12/2024 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	302/388 Hampton St HAMPTON 3188	$660,000	16/10/2024
2	108/15 Small St HAMPTON 3188	$710,000	26/06/2024
3	12/237 Hampton St HAMPTON 3188	$765,000	20/06/2024

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: 11/02/2025 13:26

310/427 Hampton Street, Hampton Vic 3188

Paul Bond
9598 1111
0419 519 311
pbond@hodges.com.au

Indicative Selling Price
$660,000
Median Unit Price
December quarter 2024: $945,000



Property Type:
Agent Comments

Comparable Properties



302/388 Hampton St HAMPTON 3188 (REI/VG)

2 | 1 | 1

Price: $660,000
Method: Private Sale
Date: 16/10/2024
Property Type: Apartment

Agent Comments



108/15 Small St HAMPTON 3188 (REI/VG)

2 | 2 | -

Price: $710,000
Method: Private Sale
Date: 26/06/2024
Property Type: Apartment

Agent Comments



12/237 Hampton St HAMPTON 3188 (REI/VG)

2 | 1 | 2

Price: $765,000
Method: Private Sale
Date: 20/06/2024
Property Type: Unit

Agent Comments

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