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	204/431 Hampton Street, Hampton Vic 3188

Indicative selling price

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

Range between $620,000 & $670,000

Median sale price

Median price $1,005,000 Property Type Unit Suburb Hampton

Period - From 28/01/2024 to 27/01/2025 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	302/388 Hampton St HAMPTON 3188	$660,000	16/10/2024
2	210/33 Crisp St HAMPTON 3188	$700,000	08/08/2024
3	204/431 Hampton St HAMPTON 3188	$603,950	24/02/2022

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: 28/01/2025 16:44



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$620,000 - $670,000
Median Unit Price
28/01/2024 - 27/01/2025: $1,005,000

Comparable Properties



302/388 Hampton St HAMPTON 3188 (REI)

2 1 1

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

Agent Comments



210/33 Crisp St HAMPTON 3188 (REI/VG)

2 2 1

Price: $700,000
Method: Private Sale
Date: 08/08/2024
Property Type: Apartment

Agent Comments

204/431 Hampton St HAMPTON 3188 (VG)

2 - -

Price: $603,950
Method: Sale
Date: 24/02/2022
Property Type: Strata Unit/Flat

Agent Comments

Account - Buxton | P: 03 9555 0622 | F: 03 9532 2234

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