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	41a Kingston Street, Hampton Vic 3188

Indicative selling price

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

Range between $880,000 & $940,000

Median sale price

Median price $835,000 Property Type Unit Suburb Hampton

Period - From 12/03/2024 to 11/03/2025 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	3/373 South Rd BRIGHTON EAST 3187	$890,000	01/03/2025
2	98A Thomas St HAMPTON 3188	$905,000	26/02/2025
3	5/28 New St HAMPTON 3188	$925,000	30/11/2024

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: 12/03/2025 14:21

41a Kingston Street, Hampton Vic 3188

Jenny Dwyer
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2 1.5 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$880,000 - $940,000
Median Unit Price
12/03/2024 - 11/03/2025: $835,000

Comparable Properties



3/373 South Rd BRIGHTON EAST 3187 (REI)

2 1 1

Price: $890,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Unit

Agent Comments



98A Thomas St HAMPTON 3188 (REI)

- - -

Price: $905,000
Method: Sold Before Auction
Date: 26/02/2025
Property Type: Unit

Agent Comments



5/28 New St HAMPTON 3188 (REI)

2 1 1

Price: $925,000
Method: Auction Sale
Date: 30/11/2024
Property Type: Unit

Agent Comments

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