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	3/17 Small Street, Hampton Vic 3188

Indicative selling price

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

Single price $619,000

Median sale price

Median price $865,000 Property Type Unit Suburb Hampton

Period - From 01/01/2025 to 31/03/2025 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	11/334 Hampton St HAMPTON 3188	$615,000	31/05/2025
2	30/86-88 Beach Rd SANDRINGHAM 3191	$640,000	12/03/2025
3	7/45 Abbott St SANDRINGHAM 3191	$650,000	27/02/2025

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: 02/07/2025 11:00

3/17 Small Street, Hampton Vic 3188

Mandy Engelhardt
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2 1 0

Rooms: 3
Property Type: Apartment

Agent Comments

First floor, beachside

Indicative Selling Price
$619,000
Median Unit Price
March quarter 2025: $865,000

Comparable Properties



11/334 Hampton St HAMPTON 3188 (REI)

2 1 1

Price: $615,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Apartment

Agent Comments



30/86-88 Beach Rd SANDRINGHAM 3191 (REI)

2 1 1

Price: $640,000
Method: Private Sale
Date: 12/03/2025
Property Type: Apartment

Agent Comments



7/45 Abbott St SANDRINGHAM 3191 (REI/VG)

2 1 -

Price: $650,000
Method: Private Sale
Date: 27/02/2025
Property Type: Apartment
Land Size: 1226 sqm approx

Agent Comments

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