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	11 James Crescent, Hampton Vic 3188

Indicative selling price

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

Single price $1,950,000

Median sale price

Median price $2,442,500 Property Type House Suburb Hampton

Period - From 01/10/2024 to 30/09/2025 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	64 Highett Rd HAMPTON 3188	$1,935,000	30/08/2025
2	7 Edinburgh St HAMPTON 3188	$2,050,000	01/08/2025
3			

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: 20/10/2025 16:21

11 James Crescent, Hampton Vic 3188



3 2 3

Property Type: House (Res)
Land Size: 766 sqm approx

Agent Comments

Indicative Selling Price
$1,950,000
Median House Price
Year ending September 2025: $2,442,500

Comparable Properties

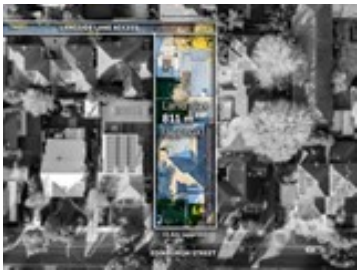


64 Highett Rd HAMPTON 3188 (REI)

3 1 2

Price: $1,935,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 972 sqm approx

Agent Comments



7 Edinburgh St HAMPTON 3188 (REI)

4 1 4

Price: $2,050,000
Method: Private Sale
Date: 01/08/2025
Property Type: House (Res)
Land Size: 811 sqm approx

Agent Comments

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.

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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