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	2/27 Crisp Street, Hampton Vic 3188

Indicative selling price

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

Single price $1,325,000

Median sale price

Median price $1,700,000 Property Type Townhouse Suburb Hampton

Period - From 01/12/2024 to 30/11/2025 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	2/6 David St HAMPTON 3188	$1,469,000	22/11/2025
2	1/3 Field St HAMPTON 3188	$1,300,000	18/10/2025
3	1/18 Sims St SANDRINGHAM 3191	$1,360,000	04/09/2025

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: 01/12/2025 11:15

2/27 Crisp Street, Hampton Vic 3188



3 2 2

Property Type: Townhouse (Res)
Land Size: 352 sqm approx

Agent Comments

Indicative Selling Price
$1,325,000
Median Townhouse Price
01/12/2024 - 30/11/2025: $1,700,000

Comparable Properties



2/6 David St HAMPTON 3188 (REI)

3 2 2

Price: $1,469,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Townhouse (Res)

Agent Comments



1/3 Field St HAMPTON 3188 (REI)

2 1 2

Price: $1,300,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 313 sqm approx

Agent Comments



1/18 Sims St SANDRINGHAM 3191 (REI)

2 1 1

Price: $1,360,000
Method: Private Sale
Date: 04/09/2025
Property Type: Unit

Agent Comments

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

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