

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

4/33 Holyrood Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,310,000

Property Type Unit

Suburb Hampton

Period - From 01/10/2025

to 31/12/2025

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	3/32 New St HAMPTON 3188	\$1,210,000	08/12/2025
2	2/126 Thomas St HAMPTON 3188	\$1,207,500	16/10/2025
3	5/33 Holyrood St HAMPTON 3188	\$1,380,000	13/09/2025

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:

18/02/2026 10:41



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median Unit Price
December quarter 2025: \$1,310,000

Comparable Properties



3/32 New St HAMPTON 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$1,210,000
Method: Private Sale
Date: 08/12/2025
Property Type: Unit



2/126 Thomas St HAMPTON 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$1,207,500
Method: Auction Sale
Date: 16/10/2025
Property Type: Villa



5/33 Holyrood St HAMPTON 3188 (REI/VG)

Agent Comments

3 1 2

Price: \$1,380,000
Method: Auction Sale
Date: 13/09/2025
Property Type: Villa

Account - Marshall White | P: 03 9822 9999