

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

5a Barnett Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

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	3/18 Regent St BRIGHTON EAST 3187	\$1,252,000	15/10/2025
2	1/31 Littlewood St HAMPTON 3188	\$1,300,000	03/10/2025
3	2/131 Thomas St HAMPTON 3188	\$1,270,000	08/08/2025

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:

20/01/2026 09:16

Nick Renna
9194 1200
0411 551 190
nickrenna@jelliscraig.com.au

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median Unit Price

December quarter 2025: \$1,310,000



3 2 2

Property Type: Unit
Agent Comments

Comparable Properties



3/18 Regent St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 3

Price: \$1,252,000
Method: Private Sale
Date: 15/10/2025
Property Type: Villa



1/31 Littlewood St HAMPTON 3188 (VG)

Agent Comments

3 - -

Price: \$1,300,000
Method: Sale
Date: 03/10/2025
Property Type: Flat/Unit/Apartment (Res)



2/131 Thomas St HAMPTON 3188 (REI/VG)

Agent Comments

3 1 2

Price: \$1,270,000
Method: Private Sale
Date: 08/08/2025
Property Type: Villa
Land Size: 246 sqm approx