

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 &

Median sale price

Median price <input type="text" value="\$1,310,000"/>	Property Type <input type="text" value="Unit"/>	Suburb <input type="text" value="Hampton"/>
Period - From <input type="text" value="01/10/2025"/>	to <input type="text" value="31/12/2025"/>	Source <input type="text" value="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:

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Property Type: Unit

Agent Comments

Indicative Selling Price

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

Median Unit Price

December quarter 2025: \$1,310,000

Comparable Properties



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



Price: \$1,252,000

Method: Private Sale

Date: 15/10/2025

Property Type: Villa

Agent Comments



1/31 Littlewood St HAMPTON 3188 (VG)



Price: \$1,300,000

Method: Sale

Date: 03/10/2025

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



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



Price: \$1,270,000

Method: Private Sale

Date: 08/08/2025

Property Type: Villa

Land Size: 246 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9194 1200