

# 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  
104/427 Hampton Street, Hampton VIC 3188

### Indicative selling price

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

Single price \$589,000

### Median sale price

Median price	\$920,000	Property Type	Unit	Suburb	Hampton
Period - From	24/04/2025	to	23/10/2025	Source	Cotality™

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
12/19 Abbott Street Sandringham VIC 3191	\$582,500	14/10/2025
17/19 Abbott Street Sandringham VIC 3191	\$640,000	24/07/2025
3/17 Small Street Hampton VIC 3188	\$615,000	16/07/2025

This Statement of Information was prepared on:

24/10/2025