

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

5 Exon Street, Hampton Vic 3188

Indicative selling price

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

Single price \$2,150,000

Median sale price

Median price \$2,300,000

Property Type House

Suburb Hampton

Period - From 23/02/2025

to 22/02/2026

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	63 Thomas St HAMPTON 3188	\$2,100,000	15/11/2025
2	7 Myrtle Rd HAMPTON 3188	\$2,181,000	18/10/2025
3	20 Bayside Cr HAMPTON 3188	\$2,150,000	29/08/2025

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:

23/02/2026 11:57

5 Exon Street, Hampton Vic 3188



 2  2  2

Property Type: House (Res)
Land Size: 525 sqm approx
Agent Comments

Indicative Selling Price
\$2,150,000

Median House Price
23/02/2025 - 22/02/2026: \$2,300,000

Comparable Properties



63 Thomas St HAMPTON 3188 (REI)

Agent Comments

 3  2  1

Price: \$2,100,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)



7 Myrtle Rd HAMPTON 3188 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,181,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House
Land Size: 520 sqm approx



20 Bayside Cr HAMPTON 3188 (REI/VG)

Agent Comments

 3  1  3

Price: \$2,150,000
Method: Sold Before Auction
Date: 29/08/2025
Property Type: House (Res)
Land Size: 609 sqm approx

Account - Buxton



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