

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 5b Kingston Street, Hampton Vic 3188

Indicative selling price

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

Range between \$2,100,000 & \$2,200,000

Median sale price

Median price \$945,000 Property Type Unit Suburb Hampton

Period - From 01/10/2024 to 31/12/2024 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	12b Smith St HAMPTON 3188	\$2,200,000	16/02/2025
2	4 Little Field St HAMPTON 3188	\$2,190,000	07/02/2025
3	8a Myrtle Rd HAMPTON 3188	\$2,300,000	13/11/2024

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: 25/02/2025 10:58



Property Type: Townhouse

Agent Comments

Comparable Properties



12b Smith St HAMPTON 3188 (REI)

Agent Comments



Price: \$2,200,000

Method: Private Sale

Date: 16/02/2025

Property Type: Townhouse (Single)

Land Size: 319 sqm approx



4 Little Field St HAMPTON 3188 (REI)

Agent Comments



Price: \$2,190,000

Method: Private Sale

Date: 07/02/2025

Property Type: House



8a Myrtle Rd HAMPTON 3188 (REI)

Agent Comments



Price: \$2,300,000

Method: Sold Before Auction

Date: 13/11/2024

Property Type: House (Res)

Land Size: 400 sqm approx