

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

1/3 Field Street, Hampton Vic 3188

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,250,000

Property Type

Unit

Suburb

Hampton

Period - From

01/04/2025

to

30/06/2025

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	1/223 Thomas St HAMPTON 3188	\$1,071,000	23/08/2025
2	5/9 Edward St SANDRINGHAM 3191	\$1,050,000	10/06/2025
3	2/16-18 Georgiana St SANDRINGHAM 3191	\$1,260,000	03/05/2025

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:

18/09/2025 12:38



 2
  1
  2

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 313 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

June quarter 2025: \$1,250,000

Comparable Properties



1/223 Thomas St HAMPTON 3188 (REI)

Agent Comments

 2
  1
  1

Price: \$1,071,000

Method: Auction Sale

Date: 23/08/2025

Property Type: Unit



5/9 Edward St SANDRINGHAM 3191 (REI)

Agent Comments

 2
  1
  1

Price: \$1,050,000

Method: Private Sale

Date: 10/06/2025

Property Type: Unit



2/16-18 Georgiana St SANDRINGHAM 3191 (REI)

Agent Comments

 2
  1
  2

Price: \$1,260,000

Method: Auction Sale

Date: 03/05/2025

Property Type: Villa

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598