

# 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&2/27 Crisp St, Hampton Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,300,000

&

\$3,500,000

### Median sale price

Median price \$2,400,000

Property Type House

Suburb Hampton

Period - From 01/07/2024

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	37 Beach Rd HAMPTON 3188	\$3,510,000	22/07/2025
2	33 Margarita St HAMPTON 3188	\$3,700,000	14/06/2025
3	23 Margarita St HAMPTON 3188	\$3,705,000	24/05/2025

**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:

19/08/2025 14:05



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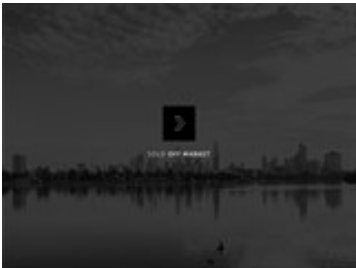


**Property Type:**  
Flat/Unit/Apartment (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$3,300,000 - \$3,500,000  
**Median House Price**  
Year ending June 2025: \$2,400,000

SOI property notes: 1. Smaller block of land, superior positioning on Beach Rd, one home on property in need of update, development block 2. Slightly superior positioning closer to beach and not surrounded by apartments. Older liveable home. Only one home on block. Zoned NR. 100sqm less land. 3. Slightly superior positioning closer to beach and not surrounded by apartments. Only one older liveable family home. 100sqm less land.

## Comparable Properties



**37 Beach Rd HAMPTON 3188 (REI)**

**Agent Comments**



**Price:** \$3,510,000  
**Method:** Private Sale  
**Date:** 22/07/2025  
**Property Type:** House



**33 Margarita St HAMPTON 3188 (REI)**

**Agent Comments**



**Price:** \$3,700,000  
**Method:** Auction Sale  
**Date:** 14/06/2025  
**Property Type:** House (Res)  
**Land Size:** 763 sqm approx

**23 Margarita St HAMPTON 3188 (REI)**

**Agent Comments**



**Price:** \$3,705,000  
**Method:** Auction Sale  
**Date:** 24/05/2025  
**Property Type:** House (Res)  
**Land Size:** 765 sqm approx