

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

10 Crisp Street, Hampton Vic 3188

Indicative selling price

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

Range between \$2,850,000 & \$3,100,000

Median sale price

Median price \$2,442,500 Property Type House Suburb Hampton

Period - From 01/07/2025 to 30/09/2025 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	10 Holyrood St HAMPTON 3188	\$2,950,000	23/08/2025
2	14 Lansdown St HAMPTON 3188	\$3,137,500	23/08/2025
3	154 Ludstone St HAMPTON 3188	\$3,065,000	31/05/2025

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:

22/10/2025 10:47



4
 2
 2

Property Type:
 Agent Comments

Indicative Selling Price
 \$2,850,000 - \$3,100,000
Median House Price
 September quarter 2025: \$2,442,500

Comparable Properties



10 Holyrood St HAMPTON 3188 (REI/VG)

Agent Comments

5
 3
 4

Price: \$2,950,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 714 sqm approx



14 Lansdown St HAMPTON 3188 (REI)

Agent Comments

5
 4
 2

Price: \$3,137,500
Method: Auction Sale
Date: 23/08/2025
Property Type: House
Land Size: 697 sqm approx



154 Ludstone St HAMPTON 3188 (REI/VG)

Agent Comments

5
 3
 2

Price: \$3,065,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 760 sqm approx

Account - Marshall White | P: 03 9822 9999