

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

13/95 Highett Road, Hampton Vic 3188

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$950,000

Property Type Unit

Suburb Hampton

Period - From 18/02/2025

to 17/02/2026

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	3/17 Keiller St HAMPTON EAST 3188	\$535,000	31/01/2026
2	309/220 Bay Rd SANDRINGHAM 3191	\$536,000	11/12/2025
3	620/222 Bay Rd SANDRINGHAM 3191	\$590,000	21/11/2025

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:

18/02/2026 12:52



 2  1  2

Property Type: Apartment

Land Size: 64 sqm approx

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

18/02/2025 - 17/02/2026: \$950,000

Comparable Properties



3/17 Keiller St HAMPTON EAST 3188 (REI)

Agent Comments

 2  1  1

Price: \$535,000

Method: Auction Sale

Date: 31/01/2026

Property Type: Unit

Land Size: 77 sqm approx



309/220 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments

 2  1  2

Price: \$536,000

Method: Private Sale

Date: 11/12/2025

Property Type: Apartment



620/222 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments

 2  1  2

Price: \$590,000

Method: Private Sale

Date: 21/11/2025

Property Type: Apartment

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