

# 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

5 Carolyn Street, 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

\$2,200,000

&

\$2,350,000

### Median sale price

Median price

\$2,300,250

Property Type

House

Suburb

Hampton

Period - From

14/03/2025

to

13/03/2026

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 | 18 Lawson Pde HIGHETT 3190     | \$2,200,000 | 06/11/2025   |
| 2 | 34 Imbros St HAMPTON 3188      | \$2,195,000 | 01/11/2025   |
| 3 | 12 Rouen St HAMPTON 3188       | \$2,310,000 | 18/10/2025   |

**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:

14/03/2026 11:41

Michael Hingston  
9194 1200  
0412 922 488

michaelhingston@jellisrcraig.com.au

**Indicative Selling Price**  
\$2,200,000 - \$2,350,000

**Median House Price**

14/03/2025 - 13/03/2026: \$2,300,250



 4    3    3

**Property Type:** House (Res)

**Agent Comments**

## Comparable Properties



**18 Lawson Pde HIGHETT 3190 (REI/VG)**

**Agent Comments**

 5    3    2

**Price:** \$2,200,000

**Method:** Sold Before Auction

**Date:** 06/11/2025

**Property Type:** House (Res)

**Land Size:** 607 sqm approx



**34 Imbros St HAMPTON 3188 (REI/VG)**

**Agent Comments**

 3    1    2

**Price:** \$2,195,000

**Method:** Private Sale

**Date:** 01/11/2025

**Property Type:** House (Res)

**Land Size:** 542 sqm approx



**12 Rouen St HAMPTON 3188 (REI/VG)**

**Agent Comments**

 4    2    2

**Price:** \$2,310,000

**Method:** Auction Sale

**Date:** 18/10/2025

**Property Type:** House (Res)

**Land Size:** 710 sqm approx

**Account - Jellis Craig** | P: 03 9194 1200