

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

11/269 Hampton Street, Hampton Vic 3188

Indicative selling price

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

Range between

\$700,000

&

\$760,000

Median sale price

Median price

\$1,207,500

Property Type

Unit

Suburb

Hampton

Period - From

04/03/2025

to

03/03/2026

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	19/86-88 Beach Rd SANDRINGHAM 3191	\$730,000	28/11/2025
2	10/9 Waltham St SANDRINGHAM 3191	\$760,000	22/11/2025
3	8/11 Railway Cr HAMPTON 3188	\$755,000	24/10/2025

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:

04/03/2026 16:49

11/269 Hampton Street, Hampton Vic 3188

buxton

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Indicative Selling Price

\$700,000 - \$760,000

Median Unit Price

04/03/2025 - 03/03/2026: \$1,207,500



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



19/86-88 Beach Rd SANDRINGHAM 3191 (REI)

Agent Comments

2 2 1

Price: \$730,000

Method: Private Sale

Date: 28/11/2025

Property Type: Apartment



10/9 Waltham St SANDRINGHAM 3191 (REI/VG)

Agent Comments

2 1 1

Price: \$760,000

Method: Private Sale

Date: 22/11/2025

Property Type: Apartment



8/11 Railway Cr HAMPTON 3188 (REI/VG)

Agent Comments

2 2 1

Price: \$755,000

Method: Private Sale

Date: 24/10/2025

Property Type: Apartment

Account - Buxton | P: 03 9598 8222



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