

# 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

10B Barnett 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 \$2,100,000 & \$2,300,000

### 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	1 Alfreda St HAMPTON 3188	\$2,310,000	01/07/2025
2	5a Kingston St HAMPTON 3188	\$2,250,000	05/05/2025
3	94 Linacre Rd HAMPTON 3188	\$2,260,000	01/05/2025

**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 09:43



 4   
  3   
  2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$2,100,000 - \$2,300,000

**Median House Price**

September quarter 2025: \$2,442,500

## Comparable Properties



**1 Alfreda St HAMPTON 3188 (REI/VG)**

Agent Comments

 4   
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**Price:** \$2,310,000

**Method:** Private Sale

**Date:** 01/07/2025

**Property Type:** House

**Land Size:** 319 sqm approx



**5a Kingston St HAMPTON 3188 (REI/VG)**

Agent Comments

 4   
  3   
  2

**Price:** \$2,250,000

**Method:** Private Sale

**Date:** 05/05/2025

**Property Type:** House

**Land Size:** 319 sqm approx



**94 Linacre Rd HAMPTON 3188 (REI/VG)**

Agent Comments

 4   
  3   
  2

**Price:** \$2,260,000

**Method:** Private Sale

**Date:** 01/05/2025

**Property Type:** Townhouse (Single)

**Land Size:** 286 sqm approx

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139



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