

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 Exon Street, Hampton Vic 3188

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

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	63 Thomas St HAMPTON 3188	\$2,100,000	15/11/2025
2	20 Bayside Cr HAMPTON 3188	\$2,150,000	29/08/2025
3	17 Karoola St HAMPTON 3188	\$2,250,000	23/06/2025

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:



Property Type:

Agent Comments

Indicative Selling Price

\$2,200,000 - \$2,300,000

Median House Price

September quarter 2025: \$2,442,500

Comparable Properties



63 Thomas St HAMPTON 3188 (REI)



Price: \$2,100,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Agent Comments



20 Bayside Cr HAMPTON 3188 (REI/VG)



Price: \$2,150,000

Method: Sold Before Auction

Date: 29/08/2025

Property Type: House (Res)

Land Size: 609 sqm approx

Agent Comments

17 Karoola St HAMPTON 3188 (REI/VG)



Price: \$2,250,000

Method: Sold Before Auction

Date: 23/06/2025

Property Type: House (Res)

Land Size: 580 sqm approx

Agent Comments

Account - Buxton