

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

12 Prince Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$2,325,250

Property Type House

Suburb Hampton

Period - From 01/04/2025

to 30/06/2025

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	30 David St HAMPTON 3188	\$1,800,000	05/09/2025
2	40 Crisp St HAMPTON 3188	\$1,800,000	30/05/2025
3			

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:

01/10/2025 15:22

12 Prince Street, Hampton Vic 3188



Jenny Dwyer

03 9521 9800

0418 528 988

jenny.dwyer@belleproperty.com

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

June quarter 2025: \$2,325,250



5 2 3

Property Type: House

Land Size: 650 approx sqm
approx

[Agent Comments](#)

Comparable Properties



30 David St HAMPTON 3188 (REI)

[Agent Comments](#)

3 1 4

Price: \$1,800,000

Method: Sold Before Auction

Date: 05/09/2025

Property Type: House (Res)

Land Size: 701 sqm approx



40 Crisp St HAMPTON 3188 (VG)

[Agent Comments](#)

3 - -

Price: \$1,800,000

Method: Sale

Date: 30/05/2025

Property Type: House (Res)

Land Size: 376 sqm approx

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.

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840



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