

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 \$2,100,000 & \$2,200,000

Median sale price

Median price \$2,181,000 Property Type House Suburb Hampton
Period - From 01/10/2025 to 31/12/2025 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	63 Thomas St HAMPTON 3188	\$2,100,000	15/11/2025
2	7 Myrtle Rd HAMPTON 3188	\$2,181,000	18/10/2025
3	20 Bayside Cr HAMPTON 3188	\$2,150,000	29/08/2025

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:

29/01/2026 18:29



Property Type:

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,200,000

Median House Price

December quarter 2025: \$2,181,000

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



7 Myrtle Rd HAMPTON 3188 (REI/VG)



Price: \$2,181,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House

Land Size: 520 sqm approx

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

Account - Buxton