

# 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

20 May 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 \$3,250,000 & \$3,450,000

### Median sale price

Median price \$2,310,000 Property Type House Suburb Hampton

Period - From 01/01/2025 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	5 Crisp St HAMPTON 3188	\$3,420,000	14/01/2026
2	14 Kyarra St HAMPTON 3188	\$3,250,000	22/11/2025
3	81 Vincent St SANDRINGHAM 3191	\$3,350,000	13/09/2025

**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:

02/03/2026 16:57



4+ 3 3

**Property Type:** House

**Land Size:** 720 approx sqm  
approx

[Agent Comments](#)

## Comparable Properties



**5 Crisp St HAMPTON 3188 (REI)**

[Agent Comments](#)

4 2 2

**Price:** \$3,420,000

**Method:** Private Sale

**Date:** 14/01/2026

**Property Type:** House

**Land Size:** 859 sqm approx



**14 Kyarra St HAMPTON 3188 (REI/VG)**

[Agent Comments](#)

4 3 2

**Price:** \$3,250,000

**Method:** Auction Sale

**Date:** 22/11/2025

**Property Type:** House (Res)

**Land Size:** 609 sqm approx



**81 Vincent St SANDRINGHAM 3191 (REI/VG)**

[Agent Comments](#)

4 3 7

**Price:** \$3,350,000

**Method:** Private Sale

**Date:** 13/09/2025

**Property Type:** House (Res)

**Land Size:** 954 sqm approx