

## 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 3/1 Edinburgh Street, Hampton Vic 3188  
Including suburb and postcode

#### Indicative selling price

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

Single price \$1,219,000

#### Median sale price

Median price	\$1,310,000	Property Type	Unit	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	3/18 Regent St BRIGHTON EAST 3187	\$1,252,000	15/10/2025
2	2/12 Fewster Rd HAMPTON 3188	\$1,230,000	06/09/2025
3	3/131 Thomas St HAMPTON 3188	\$1,285,000	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:

11/02/2026 16:45



**Property Type:** Unit

Kosta Mesaritis  
9593 4500  
0412 117 529  
kostamesaritis@jelliscraig.com.au

**Indicative Selling Price**  
\$1,219,000

**Median Unit Price**  
December quarter 2025: \$1,310,000

## Comparable Properties



**3/18 Regent St BRIGHTON EAST 3187 (REI/VG)**



**Price:** \$1,252,000  
**Method:** Private Sale  
**Date:** 15/10/2025  
**Property Type:** Villa

Agent Comments



**2/12 Fewster Rd HAMPTON 3188 (REI/VG)**



**Price:** \$1,230,000  
**Method:** Auction Sale  
**Date:** 06/09/2025  
**Property Type:** Unit

Agent Comments

**3/131 Thomas St HAMPTON 3188 (VG)**



**Price:** \$1,285,000  
**Method:** Sale  
**Date:** 29/08/2025  
**Property Type:** Flat/Unit/Apartment (Res)

Agent Comments

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604