

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

101/10-12 Railway Walk North, Hampton Vic 3188

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$1,220,000 Property Type Unit Suburb Hampton

Period - From 01/04/2025 to 31/03/2026 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	3/9 Waltham St SANDRINGHAM 3191	\$860,000	09/04/2026
2	401/10 Koolkuna La HAMPTON 3188	\$880,000	29/03/2026
3	2/45 Grenville St HAMPTON 3188	\$843,000	17/03/2026

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:

06/05/2026 11:45

101/10-12 Railway Walk North, Hampton Vic 3188

JellisCraig

Jackson Jacotine

9593 4500

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Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

Year ending March 2026: \$1,220,000



 2  2  1

Property Type: Apartment

Comparable Properties



3/9 Waltham St SANDRINGHAM 3191 (REI)

Agent Comments

 2  2  1

Price: \$860,000

Method: Private Sale

Date: 09/04/2026

Property Type: Apartment



401/10 Koolkuna La HAMPTON 3188 (REI)

Agent Comments

 2  2  1

Price: \$880,000

Method: Private Sale

Date: 29/03/2026

Property Type: Apartment



2/45 Grenville St HAMPTON 3188 (REI)

Agent Comments

 2  2  2

Price: \$843,000

Method: Private Sale

Date: 17/03/2026

Property Type: Apartment

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



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