

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

11 Barnett Street, Hampton Vic 3188

Indicative selling price

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

Range between \$2,200,000

&

\$2,390,000

Median sale price

Median price \$1,439,500

Property Type Townhouse

Suburb Hampton

Period - From 11/08/2025

to

10/08/2026

Source

Property Data

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	33a Bateman St HAMPTON 3188	\$2,215,000	20/07/2026
2	5a Coombe Av HAMPTON 3188	\$2,350,000	24/03/2026
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:

11/08/2026 11:10



4 2.5 2

Rooms: 8

Property Type: Townhouse (Res)

Land Size: 390 sqm approx

Agent Comments

Indicative Selling Price

\$2,200,000 - \$2,390,000

Median Townhouse Price

11/08/2025 - 10/08/2026: \$1,439,500

Comparable Properties



33a Bateman St HAMPTON 3188 (REI)

Agent Comments

5 4 2

Price: \$2,215,000

Method: Private Sale

Date: 20/07/2026

Property Type: Townhouse (Res)

Land Size: 358 sqm approx



5a Coombe Av HAMPTON 3188 (REI/VG)

Agent Comments

4 3 2

Price: \$2,350,000

Method: Private Sale

Date: 24/03/2026

Property Type: Townhouse (Res)

Land Size: 292 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.

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