

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

201/295 Hampton Street, Hampton Vic 3188

Indicative selling price

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

Range between \$525,000 & \$575,000

Median sale price

Median price \$1,195,000 Property Type Unit Suburb Hampton

Period - From 01/01/2026 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	22/45 Grenville St HAMPTON 3188	\$600,000	30/03/2026
2			
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: 14/05/2026 13:57

201/295 Hampton Street, Hampton Vic 3188



Paul Bond

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Indicative Selling Price

\$525,000 - \$575,000

Median Unit Price

March quarter 2026: \$1,195,000



1 1 1

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



22/45 Grenville St HAMPTON 3188 (REI)

Agent Comments

1 1 1

Price: \$600,000

Method: Private Sale

Date: 30/03/2026

Property Type: Apartment

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.

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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