

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

23 Prince Street, Hampton Vic 3188

Indicative selling price

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

Range between

\$3,500,000

&

\$3,700,000

Median sale price

Median price

\$2,710,000

Property Type

House

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	20 May St HAMPTON 3188	\$3,506,000	28/03/2026
2	16 Foam St HAMPTON 3188	\$3,700,000	27/03/2026
3	18 Bayside Cr HAMPTON 3188	\$3,900,000	12/03/2026

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:

27/05/2026 17:32



5 3 3

Property Type: House (Res)
Land Size: 676 sqm approx
Agent Comments

Indicative Selling Price
\$3,500,000 - \$3,700,000
Median House Price
March quarter 2026: \$2,710,000

Comparable Properties



20 May St HAMPTON 3188 (REI)

Agent Comments

4 3 3

Price: \$3,506,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 720 sqm approx



16 Foam St HAMPTON 3188 (REI/VG)

Agent Comments

4 3 2

Price: \$3,700,000
Method: Private Sale
Date: 27/03/2026
Property Type: House (Res)
Land Size: 749 sqm approx



18 Bayside Cr HAMPTON 3188 (REI/VG)

Agent Comments

4 2 2

Price: \$3,900,000
Method: Sold Before Auction
Date: 12/03/2026
Property Type: House (Res)
Land Size: 607 sqm approx

Account - Marshall White | P: 03 9822 9999



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