

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

316/427 Hampton Street, Hampton Vic 3188

Indicative selling price

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

Range between \$575,000 & \$625,000

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 | 20/22 Abbott St SANDRINGHAM 3191 | \$595,000 | 09/04/2026 |
| 2 | 22/74-78 Holyrood St HAMPTON 3188 | \$655,000 | 12/02/2026 |
| 3 | 202/386-388 Hampton St HAMPTON 3188 | \$690,000 | 02/02/2026 |

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:

07/05/2026 09:52

Christopher Cain
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Indicative Selling Price

\$575,000 - \$625,000

Median Unit Price

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



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



20/22 Abbott St SANDRINGHAM 3191 (REI)

Agent Comments

 2  1  2

Price: \$595,000

Method: Private Sale

Date: 09/04/2026

Property Type: Apartment



22/74-78 Holyrood St HAMPTON 3188 (REI)

Agent Comments

 2  1  1

Price: \$655,000

Method: Private Sale

Date: 12/02/2026

Property Type: Apartment



202/386-388 Hampton St HAMPTON 3188 (REI)

Agent Comments

 2  2  1

Price: \$690,000

Method: Private Sale

Date: 02/02/2026

Property Type: Apartment

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