

# 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 5/78 Holyrood Street, Hampton Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$630,000

### 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	20/22 Abbott St SANDRINGHAM 3191	\$595,000	09/04/2026
2	22/45 Grenville St HAMPTON 3188	\$600,000	30/03/2026
3	3/11 Railway Cr HAMPTON 3188	\$630,000	17/11/2025

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: 12/05/2026 10:08

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1   1   1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**  
\$590,000 - \$630,000  
**Median Unit Price**  
March quarter 2026: \$1,195,000

## 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



**22/45 Grenville St HAMPTON 3188 (REI)**

**Agent Comments**

1   1   1

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 30/03/2026  
**Property Type:** Apartment



**3/11 Railway Cr HAMPTON 3188 (REI/VG)**

**Agent Comments**

2   2   1

**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 17/11/2025  
**Property Type:** Apartment

**Account - Jellis Craig | P: 03 9194 1200**