

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

8a Edinburgh Street, Hampton Vic 3188

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,756,500

Property Type

Townhouse

Suburb

Hampton

Period - From

30/06/2024

to

29/06/2025

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	59a David St HAMPTON 3188	\$1,492,500	09/06/2025
2	1/27 Willis St HAMPTON 3188	\$1,480,000	16/03/2025
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:

30/06/2025 16:47

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Indicative Selling Price
\$1,400,000 - \$1,500,000
Median Townhouse Price
30/06/2024 - 29/06/2025: \$1,756,500



3 2 2

Property Type: Townhouse (single level)
Agent Comments

Comparable Properties



59a David St HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$1,492,500
Method: Private Sale
Date: 09/06/2025
Property Type: Townhouse (Res)



1/27 Willis St HAMPTON 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$1,480,000
Method: Sold Before Auction
Date: 16/03/2025
Property Type: Townhouse (Res)
Land Size: 351 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.