

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

8/11 Railway Crescent, Hampton Vic 3188

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$887,500

Property Type

Unit

Suburb

Hampton

Period - From

11/08/2024

to

10/08/2025

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	5/572 Hampton St HAMPTON 3188	\$836,000	07/05/2025
2	304/33 Crisp St HAMPTON 3188	\$805,000	19/02/2025
3	108/43 Willis St HAMPTON 3188	\$810,000	11/02/2025

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:

11/08/2025 13:42

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Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

11/08/2024 - 10/08/2025: \$887,500



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties

5/572 Hampton St HAMPTON 3188 (VG)

Agent Comments

2 - -

Price: \$836,000

Method: Sale

Date: 07/05/2025

Property Type: Flat/Unit/Apartment (Res)



304/33 Crisp St HAMPTON 3188 (REI/VG)

Agent Comments

2 2 1

Price: \$805,000

Method: Private Sale

Date: 19/02/2025

Property Type: Apartment



108/43 Willis St HAMPTON 3188 (REI/VG)

Agent Comments

2 2 1

Price: \$810,000

Method: Private Sale

Date: 11/02/2025

Property Type: Apartment

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