

# 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

4/18-20 Grenville 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 \$900,000

&

\$990,000

### Median sale price

Median price \$1,060,500

Property Type Unit

Suburb Hampton

Period - From 29/09/2024

to

28/09/2025

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	1/223 Thomas St HAMPTON 3188	\$1,071,000	23/08/2025
2	3/21 Linacre Rd HAMPTON 3188	\$950,000	10/06/2025
3	3/35 Littlewood St HAMPTON 3188	\$947,500	31/05/2025

**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:

29/09/2025 11:08



2 1 1

**Property Type:** Unit

Agent Comments

**Indicative Selling Price**

\$900,000 - \$990,000

**Median Unit Price**

29/09/2024 - 28/09/2025: \$1,060,500

## Comparable Properties



**1/223 Thomas St HAMPTON 3188 (REI)**

Agent Comments

2 1 1

**Price:** \$1,071,000

**Method:** Auction Sale

**Date:** 23/08/2025

**Property Type:** Unit



**3/21 Linacre Rd HAMPTON 3188 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$950,000

**Method:** Sold Before Auction

**Date:** 10/06/2025

**Property Type:** Unit



**3/35 Littlewood St HAMPTON 3188 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$947,500

**Method:** Auction Sale

**Date:** 31/05/2025

**Property Type:** Unit

**Account - Nick Johnstone** | P: 03 9553 8300 | F: 03 9553 8400