

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 58 Littlewood Street, Hampton Vic 3188

Indicative selling price

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

Range between \$3,250,000 & \$3,450,000

Median sale price

Median price \$2,310,000 Property Type House Suburb Hampton

Period - From 01/01/2025 to 31/12/2025 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	5 Crisp St HAMPTON 3188	\$3,420,000	14/01/2026
2	14 Kyarra St HAMPTON 3188	\$3,250,000	22/11/2025
3	81 Vincent St SANDRINGHAM 3191	\$3,350,000	13/09/2025

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: 16/02/2026 15:02



5+ 2.5 3

Property Type: House

Land Size: 627 approx sqm
approx

Agent Comments

Comparable Properties



5 Crisp St HAMPTON 3188 (REI)

Agent Comments

4 2 2

Price: \$3,420,000

Method: Private Sale

Date: 14/01/2026

Property Type: House

Land Size: 859 sqm approx



14 Kyarra St HAMPTON 3188 (REI/VG)

Agent Comments

4 3 2

Price: \$3,250,000

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)

Land Size: 609 sqm approx



81 Vincent St SANDRINGHAM 3191 (REI/VG)

Agent Comments

4 3 7

Price: \$3,350,000

Method: Private Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 954 sqm approx