

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

1 Alicia Street, Hampton Vic 3188

Indicative selling price

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

Range between \$3,950,000 & \$4,200,000

Median sale price

Median price \$2,181,000 Property Type House Suburb Hampton

Period - From 01/10/2025 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	4 Hillcroft Av HAMPTON 3188	\$3,920,000	04/03/2026
2	73 Orlando St HAMPTON 3188	\$4,100,000	26/02/2026
3	20 Kingston St HAMPTON 3188	\$3,875,000	20/11/2025

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:

10/03/2026 12:12



 4+  4.5  2

Property Type: House (Res)

Land Size: 703 sqm approx

Agent Comments

Indicative Selling Price

\$3,950,000 - \$4,200,000

Median House Price

December quarter 2025: \$2,181,000

Comparable Properties



4 Hillcroft Av HAMPTON 3188 (REI)

Agent Comments

 4  4  7

Price: \$3,920,000

Method: Auction Sale

Date: 04/03/2026

Property Type: House

Land Size: 806 sqm approx



73 Orlando St HAMPTON 3188 (REI)

Agent Comments

 5  2  3

Price: \$4,100,000

Method: Private Sale

Date: 26/02/2026

Property Type: House

Land Size: 557 sqm approx



20 Kingston St HAMPTON 3188 (REI/VG)

Agent Comments

 4  4  3

Price: \$3,875,000

Method: Private Sale

Date: 20/11/2025

Property Type: House

Land Size: 663 sqm approx

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