

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

96 David Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

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	142 Thomas St HAMPTON 3188	\$1,572,000	22/01/2026
2	5 Hemming St BRIGHTON EAST 3187	\$1,425,000	12/12/2025
3	13 Tweed St HIGHETT 3190	\$1,400,000	05/12/2025

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:

28/01/2026 14:13



3 1 2

Rooms: 4
Property Type: House
Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,450,000
Median House Price
 Year ending December 2025: \$2,310,000

Comparable Properties



142 Thomas St HAMPTON 3188 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,572,000
Method: Auction Sale
Date: 22/01/2026
Property Type: House
Land Size: 467 sqm approx



5 Hemming St BRIGHTON EAST 3187 (REI)

[Agent Comments](#)

3 1 1

Price: \$1,425,000
Method: Private Sale
Date: 12/12/2025
Property Type: House
Land Size: 570 sqm approx



13 Tweed St HIGHETT 3190 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,400,000
Method: Sold Before Auction
Date: 05/12/2025
Property Type: House (Res)

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598