

# 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 63 Thomas 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 \$1,950,000 & \$2,145,000

### Median sale price

Median price \$2,442,500 Property Type House Suburb Hampton

Period - From 01/07/2025 to 30/09/2025 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	12 Rouen St HAMPTON 3188	\$2,310,000	18/10/2025
2	17 Karoola St HAMPTON 3188	\$2,250,000	23/06/2025
3	66 Earlsfield Rd HAMPTON 3188	\$2,120,000	21/06/2025

**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: 21/10/2025 10:07



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**Property Type:** House  
**Land Size:** 590 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,950,000 - \$2,145,000  
**Median House Price**  
 September quarter 2025: \$2,442,500

## Comparable Properties



12 Rouen St HAMPTON 3188 (REI)

Agent Comments

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**Price:** \$2,310,000  
**Method:** Auction Sale  
**Date:** 18/10/2025  
**Property Type:** House (Res)  
**Land Size:** 710 sqm approx

17 Karoola St HAMPTON 3188 (REI/VG)

Agent Comments

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**Price:** \$2,250,000  
**Method:** Sold Before Auction  
**Date:** 23/06/2025  
**Property Type:** House (Res)  
**Land Size:** 580 sqm approx



66 Earlsfield Rd HAMPTON 3188 (REI)

Agent Comments

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**Price:** \$2,120,000  
**Method:** Private Sale  
**Date:** 21/06/2025  
**Property Type:** House

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