

# 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 65 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 \$2,000,000 & \$2,200,000

### Median sale price

Median price \$2,507,500 Property Type House Suburb Hampton

Period - From 01/10/2024 to 31/12/2024 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	10 Station St SANDRINGHAM 3191	\$2,150,000	16/11/2024
2	140 Thomas St HAMPTON 3188	\$2,270,000	31/08/2024
3	176 Thomas St HAMPTON 3188	\$2,022,000	03/08/2024

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: 03/02/2025 20:23



 5  2  1

**Rooms:** 11  
**Property Type:** House  
**Land Size:** 592 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,000,000 - \$2,200,000  
**Median House Price**  
 December quarter 2024: \$2,507,500

## Comparable Properties



**10 Station St SANDRINGHAM 3191 (REI)**

Agent Comments

 4  2  2

**Price:** \$2,150,000  
**Method:** Auction Sale  
**Date:** 16/11/2024  
**Property Type:** House (Res)  
**Land Size:** 451 sqm approx



**140 Thomas St HAMPTON 3188 (REI/VG)**

Agent Comments

 5  2  2

**Price:** \$2,270,000  
**Method:** Private Sale  
**Date:** 31/08/2024  
**Property Type:** House  
**Land Size:** 468 sqm approx



**176 Thomas St HAMPTON 3188 (REI/VG)**

Agent Comments

 5  2  3

**Price:** \$2,022,000  
**Method:** Auction Sale  
**Date:** 03/08/2024  
**Property Type:** House (Res)  
**Land Size:** 605 sqm approx

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