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	12 Rouen Street, Hampton Vic 3188

Indicative selling price

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

Range between \$2,200,000	&	\$2,400,000
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Median sale price

Median price	\$2,400,000	Pro	perty Type	House		Suburb	Hampton
Period - From	01/07/2024	to	30/06/2025		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

1	119 Thomas St HAMPTON 3188	\$2,435,000	22/08/2025
2	17 Karoola St HAMPTON 3188	\$2,250,000	23/06/2025
3	51 Willis St HAMPTON 3188	\$2,225,000	19/06/2025

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:	23/09/2025 12:39
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Date of sale





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Rooms: 10

Property Type: House **Land Size:** 710 sqm approx

Agent Comments

Indicative Selling Price \$2,200,000 - \$2,400,000 Median House Price Year ending June 2025: \$2,400,000

Comparable Properties



119 Thomas St HAMPTON 3188 (REI)

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Price: \$2,435,000

Method: Sold Before Auction

Date: 22/08/2025

Property Type: House (Res) **Land Size:** 663 sqm approx

Agent Comments

17 Karoola St HAMPTON 3188 (REI/VG)

3





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Agent Comments

Price: \$2,250,000

Method: Sold Before Auction

Date: 23/06/2025

Property Type: House (Res) **Land Size:** 580 sqm approx

51 Willis St HAMPTON 3188 (REI/VG)

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Agent Comments



Price: \$2,225,000

Method: Private Sale Date: 19/06/2025 Property Type: House Land Size: 615 sqm approx

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





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