

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

Median sale price

Median price \$2,400,000

Property 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	Date of sale
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



 4
  2
  2

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)

Agent Comments

 3
  2
  1

Price: \$2,435,000
Method: Sold Before Auction
Date: 22/08/2025
Property Type: House (Res)
Land Size: 663 sqm approx

17 Karoola St HAMPTON 3188 (REI/VG)

Agent Comments

 3
  -
  -

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)

Agent Comments

 3
  2
  2

Price: \$2,225,000
Method: Private Sale
Date: 19/06/2025
Property Type: House
Land Size: 615 sqm approx

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