

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 \$1,600,000

&

\$1,700,000

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	210 Thomas St HAMPTON 3188	\$1,740,000	09/12/2025
2	30 David St HAMPTON 3188	\$1,800,000	05/09/2025
3	40 Keith St HAMPTON EAST 3188	\$1,600,000	21/08/2025

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:

20/01/2026 16:44



3 1 2

Rooms: 5
Property Type: House
Land Size: 616 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
Year ending December 2025: \$2,310,000

Comparable Properties



210 Thomas St HAMPTON 3188 (REI)

Agent Comments

3 1 3

Price: \$1,740,000
Method: Private Sale
Date: 09/12/2025
Property Type: House (Res)



30 David St HAMPTON 3188 (REI)

Agent Comments

3 1 4

Price: \$1,800,000
Method: Sold Before Auction
Date: 05/09/2025
Property Type: House (Res)
Land Size: 701 sqm approx



40 Keith St HAMPTON EAST 3188 (REI)

Agent Comments

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Price: \$1,600,000
Method: Private Sale
Date: 21/08/2025
Property Type: Land
Land Size: 701 sqm approx