

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 38 Service Street, Hampton Vic 3188
Including suburb and postcode

Indicative selling price

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

Range between \$2,100,000 & \$2,250,000

Median sale price

Median price \$2,314,000 Property Type House Suburb Hampton
Period - From 21/11/2024 to 20/11/2025 Source Property Data

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	63 Thomas St HAMPTON 3188	\$2,100,000	15/11/2025
2	34 Imbros St HAMPTON 3188	\$2,195,000	01/11/2025
3	29 Codrington St SANDRINGHAM 3191	\$2,125,000	18/09/2025

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:

21/11/2025 10:05



3



2



3

Property Type: House

Land Size: 577 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$2,100,000 - \$2,250,000

Median House Price

21/11/2024 - 20/11/2025: \$2,314,000

Comparable Properties



63 Thomas St HAMPTON 3188 (REI)



3



2



1

[Agent Comments](#)

Price: \$2,100,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)



34 Imbros St HAMPTON 3188 (REI)



3



1



2

[Agent Comments](#)

Price: \$2,195,000

Method: Private Sale

Date: 01/11/2025

Property Type: House (Res)

Land Size: 542 sqm approx



29 Codrington St SANDRINGHAM 3191 (REI/VG)



3



2



2

[Agent Comments](#)

Price: \$2,125,000

Method: Sold Before Auction

Date: 18/09/2025

Property Type: House (Res)

Land Size: 652 sqm approx

Account - Marshall White | P: 03 9822 9999