

# 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

38 Service Street, Hampton Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://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

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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)**

**Agent Comments**

3 2 1

**Price:** \$2,100,000  
**Method:** Auction Sale  
**Date:** 15/11/2025  
**Property Type:** House (Res)



**34 Imbros St HAMPTON 3188 (REI)**

**Agent Comments**

3 1 2

**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)**

**Agent Comments**

3 2 2

**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



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