

# 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

4/121 Thomas 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 \$840,000

&

\$860,000

### Median sale price

Median price \$952,500

Property Type Unit

Suburb Hampton

Period - From 01/01/2024

to 31/12/2024

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	4/45 Second St BLACK ROCK 3193	\$845,000	14/09/2024
2	2/89 Bay Rd SANDRINGHAM 3191	\$845,000	14/09/2024
3	13/373 South Rd BRIGHTON EAST 3187	\$850,000	05/09/2024

**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:

18/02/2025 10:43

Jonty Wells  
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Indicative Selling Price

\$840,000 - \$860,000

Median Unit Price

Year ending December 2024: \$952,500



2 1 1

Property Type: Unit

Agent Comments

## Comparable Properties



4/45 Second St BLACK ROCK 3193 (REI/VG)

Agent Comments

2 1 1

Price: \$845,000

Method: Auction Sale

Date: 14/09/2024

Property Type: Unit



2/89 Bay Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

2 1 1

Price: \$845,000

Method: Auction Sale

Date: 14/09/2024

Property Type: Unit



13/373 South Rd BRIGHTON EAST 3187 (REI/VG)

Agent Comments

2 1 2

Price: \$850,000

Method: Private Sale

Date: 05/09/2024

Property Type: Unit

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400