

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 18 Thomas 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 \$1,600,000 & \$1,725,000

Median sale price

Median price \$2,181,000 Property Type House Suburb Hampton
Period - From 01/10/2025 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
1 142 Thomas St HAMPTON 3188	\$1,572,000	22/01/2026
2 210 Thomas St HAMPTON 3188	\$1,740,000	09/12/2025
3 2 Whyte St BRIGHTON 3186	\$1,655,000	20/09/2025

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:

28/01/2026 23:41

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Property Type: House

Land Size: 519 sqm approx

[Agent Comments](#)

Indicative Selling Price
\$1,600,000 - \$1,725,000

Median House Price

December quarter 2025: \$2,181,000

Comparable Properties



142 Thomas St HAMPTON 3188 (REI)



Price: \$1,572,000

Method: Auction Sale

Date: 22/01/2026

Property Type: House

Land Size: 467 sqm approx

[Agent Comments](#)



210 Thomas St HAMPTON 3188 (REI/VG)



Price: \$1,740,000

Method: Private Sale

Date: 09/12/2025

Property Type: House (Res)

Land Size: 604 sqm approx

[Agent Comments](#)



2 Whyte St BRIGHTON 3186 (REI/VG)



Price: \$1,655,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 352 sqm approx

[Agent Comments](#)

Account - Jellis Craig | P: 03 9194 1200