

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

18 Thomas Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,600,000

&

\$1,725,000

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



Property Type: House

Land Size: 519 sqm approx

Agent Comments

Comparable Properties



142 Thomas St HAMPTON 3188 (REI)

Agent Comments



Price: \$1,572,000

Method: Auction Sale

Date: 22/01/2026

Property Type: House

Land Size: 467 sqm approx



210 Thomas St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$1,740,000

Method: Private Sale

Date: 09/12/2025

Property Type: House (Res)

Land Size: 604 sqm approx



2 Whyte St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$1,655,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 352 sqm approx