

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

5/131 Thomas Street, Hampton Vic 3188

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$865,000

Property Type Unit

Suburb Hampton

Period - From 01/01/2025

to 31/03/2025

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	7/12 Grenville St HAMPTON 3188	\$825,000	13/03/2025
2	98A Thomas St HAMPTON 3188	\$905,000	26/02/2025
3	8/24 Holyrood St HAMPTON 3188	\$820,000	26/11/2024

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:

12/05/2025 09:19



3 1 2

Property Type: Unit

Comparable Properties



7/12 Grenville St HAMPTON 3188 (REI)

Agent Comments

2 1 1

Price: \$825,000

Method: Sold Before Auction

Date: 13/03/2025

Property Type: Unit



98A Thomas St HAMPTON 3188 (REI)

Agent Comments

2 1 1

Price: \$905,000

Method: Sold Before Auction

Date: 26/02/2025

Property Type: Unit



8/24 Holyrood St HAMPTON 3188 (REI/VG)

Agent Comments

3 1 2

Price: \$820,000

Method: Private Sale

Date: 26/11/2024

Property Type: Unit