

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	142 Thomas Street, Hampton VIC 3188
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Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price	\$2,314,000	Property Type	House	Suburb	Hampton
Period - From	30/04/2025	to	29/10/2025	Source	Cotality™

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
8 Carolyn Street Hampton	\$1,525,000	26/06/2025
8 Bayside Crescent Hampton	\$1,560,000	03/05/2025

This Statement of Information was prepared on:

30/10/2025