

# 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

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,300,000

&

\$1,400,000

### Median sale price

Median price

\$2,321,500

Property Type

House

Suburb

Hampton

Period - From

13/07/2025

to

12/01/2026

Source

Cotality™

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
18 Swyer Street, Hampton	\$1,388,000	28/10/2025
490 Bluff Road, Hampton	\$1,250,000	20/11/2025
26 Widdop Crescent, Hampton East	\$1,343,000	20/08/2025

This Statement of Information was prepared on:

14/01/2026