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

18 Thomas Street, Hampton Vic 3188

JellisCraig

Nick Sinclair
9194 1200
0422 217 788
nicksinclair@jelliscraig.com.au



2 1 2

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)

3 1 2

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)

3 1 3

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)

2 1 2

Price: $1,655,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 352 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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