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	6/223 Thomas Street, Hampton Vic 3188

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $1,005,000 Property Type Unit Suburb Hampton

Period - From 30/01/2024 to 29/01/2025 Source Property Data

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	2/52 Fewster Rd HAMPTON 3188	$730,000	30/10/2024
2	4/27 Wilson St HIGHETT 3190	$715,000	16/10/2024
3	7/72 Holyrood St HAMPTON 3188	$725,000	07/09/2024

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: 30/01/2025 10:07

6/223 Thomas Street, Hampton Vic 3188



2 1 2

Rooms: 5
Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median Unit Price
30/01/2024 - 29/01/2025: $1,005,000

Comparable Properties



2/52 Fewster Rd HAMPTON 3188 (REI/VG)

2 1 2

Price: $730,000
Method: Private Sale
Date: 30/10/2024
Property Type: Unit

Agent Comments



4/27 Wilson St HIGHETT 3190 (REI)

2 1 1

Price: $715,000
Method: Private Sale
Date: 16/10/2024
Rooms: 3
Property Type: Villa
Land Size: 130 sqm approx

Agent Comments



7/72 Holyrood St HAMPTON 3188 (REI/VG)

2 1 1

Price: $725,000
Method: Auction Sale
Date: 07/09/2024
Property Type: Unit

Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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