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	96 Thomas Street, Hampton VIC 3188

Indicative selling price

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

Range between $3,300,000 & $3,500,000

Median sale price

Median price $2,350,000 Property Type House Suburb Hampton

Period - From 29/01/2025 to 29/07/2025 Source core_logic

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
70 Crisp Street Hampton VIC 3188	$3,550,000	24/06/2025
138 Thomas Street Hampton VIC 3188	$3,360,000	15/03/2025
5 Rose Street Sandringham VIC 3191	$3,700,000	19/06/2025

This Statement of Information was prepared on: 30/07/2025