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	119 Thomas Street, Hampton Vic 3188

Indicative selling price

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

Range between $2,200,000 & $2,350,000

Median sale price

Median price $2,325,250 Property Type House Suburb Hampton

Period - From 01/04/2025 to 30/06/2025 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	149 Ludstone St HAMPTON 3188	$2,450,000	09/08/2025
2	17 Karoola St HAMPTON 3188	$2,250,000	23/06/2025
3	51 Willis St HAMPTON 3188	$2,225,000	19/06/2025

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: 09/08/2025 22:57

119 Thomas Street, Hampton Vic 3188

Amanda Thomson
03 9598 1111
0418 266 326
AThomson@hodges.com.au



3 + study | 2 | 2

Rooms: 7
Property Type: House (Res)
Land Size: 663SQMT APPX sqm approx

Indicative Selling Price
$2,200,000 - $2,350,000
Median House Price
June quarter 2025: $2,325,250

Agent Comments

North-facing rear Californian Bungalow with 3 beds plus study, 2 living areas, 2 baths, beautiful features & gorgeous gardens for kids to play.

Comparable Properties



149 Ludstone St HAMPTON 3188 (REI)

4 | 3 | 3

Price: $2,450,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)
Land Size: 917 sqm approx

Agent Comments

17 Karoola St HAMPTON 3188 (REI)

3 | - | -

Price: $2,250,000
Method: Sold Before Auction
Date: 23/06/2025
Property Type: House (Res)

Agent Comments



51 Willis St HAMPTON 3188 (REI)

3 | 2 | 2

Price: $2,225,000
Method: Private Sale
Date: 19/06/2025
Property Type: House
Land Size: 615 sqm approx

Agent Comments

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