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	210 Thomas Street, Hampton VIC 3188

Indicative selling price

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

Range between $1,650,000 & $1,750,000

Median sale price

Median price $2,442,500 Property Type House Suburb Hampton

Period - From 30/04/2025 to 28/10/2025 Source pdol

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 Valerian St, Hampton Vic	$1,500,000	25/10/2025
30 David St, Hampton Vic	$1,800,000	05/09/2025
8 Carolyn St, Hampton Vic	$1,525,000	26/06/2025

This Statement of Information was prepared on: 30/10/2025