

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

4 121 Thomas Street, Hampton Vic 3188

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$1,250,000

Property Type

Unit

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	1/223 Thomas St HAMPTON 3188	\$1,071,000	23/08/2025
2	3/21 Linacre Rd HAMPTON 3188	\$950,000	10/06/2025
3	3/35 Littlewood St HAMPTON 3188	\$947,500	31/05/2025

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:

10/09/2025 18:08

4 121 Thomas Street, Hampton Vic 3188



Katie Mactier
0412 541 642
katie@nickjohnstone.com.au



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
June quarter 2025: \$1,250,000

Comparable Properties



1/223 Thomas St HAMPTON 3188 (REI)

Agent Comments

2 1 1

Price: \$1,071,000
Method: Auction Sale
Date: 23/08/2025
Property Type: Unit



3/21 Linacre Rd HAMPTON 3188 (REI/VG)

Agent Comments

2 1 1

Price: \$950,000
Method: Sold Before Auction
Date: 10/06/2025
Property Type: Unit



3/35 Littlewood St HAMPTON 3188 (REI/VG)

Agent Comments

2 1 1

Price: \$947,500
Method: Auction Sale
Date: 31/05/2025
Property Type: Unit

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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