

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

39 Thorburn Street, Hampton Vic 3188

Indicative selling price

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

Range between

\$1,210,000

&

\$1,310,000

Median sale price

Median price

\$1,201,250

Property Type

Unit

Suburb

Hampton

Period - From

01/07/2025

to

30/06/2026

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	6/1-3 Thomas St HAMPTON 3188	\$1,205,000	11/07/2026
2	4a Prince St HAMPTON 3188	\$1,180,000	31/05/2026
3	35a Retreat Rd HAMPTON 3188	\$1,410,000	23/05/2026

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:

15/07/2026 15:10

39 Thorburn Street, Hampton Vic 3188



Nick Jones

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Indicative Selling Price

\$1,210,000 - \$1,310,000

Median Unit Price

Year ending June 2026: \$1,201,250



3 1 2

Property Type: House (Res)

Agent Comments

Comparable Properties



6/1-3 Thomas St HAMPTON 3188 (REI)

Agent Comments

2 1 1

Price: \$1,205,000

Method: Auction Sale

Date: 11/07/2026

Property Type: Unit



4a Prince St HAMPTON 3188 (REI)

Agent Comments

3 2 1

Price: \$1,180,000

Method: Private Sale

Date: 31/05/2026

Property Type: Townhouse (Single)



35a Retreat Rd HAMPTON 3188 (REI)

Agent Comments

2 1 2

Price: \$1,410,000

Method: Auction Sale

Date: 23/05/2026

Property Type: Townhouse (Res)

Land Size: 394 sqm approx

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



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