

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

4/237 Thomas Street, Hampton Vic 3188

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$982,500

Property Type Unit

Suburb Hampton

Period - From 16/09/2025

to

15/09/2026

Source

Property Data

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	2/377 South Rd BRIGHTON EAST 3187	\$875,000	31/08/2026
2	6/273 Bluff Rd SANDRINGHAM 3191	\$857,500	10/07/2026
3	5/121 Thomas St HAMPTON 3188	\$990,000	09/05/2026

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:

16/09/2026 09:14



2 1.5 1

Rooms: 4

Property Type: Unit

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

16/09/2025 - 15/09/2026: \$982,500

Comparable Properties



2/377 South Rd BRIGHTON EAST 3187 (REI)

Agent Comments

2 1 1

Price: \$875,000

Method: Private Sale

Date: 31/08/2026

Property Type: Townhouse (Single)



6/273 Bluff Rd SANDRINGHAM 3191 (REI)

Agent Comments

2 1 1

Price: \$857,500

Method: Private Sale

Date: 10/07/2026

Property Type: Unit



5/121 Thomas St HAMPTON 3188 (REI)

Agent Comments

2 2 1

Price: \$990,000

Method: Private Sale

Date: 09/05/2026

Property Type: Unit

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