

# 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

34 Imbros Street, Hampton Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,200,000 & \$2,400,000

### 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	51 Willis St HAMPTON 3188	\$2,225,000	19/06/2025
2	12 Villeroy St HAMPTON 3188	\$2,470,000	13/03/2025
3	51 Mills St HAMPTON 3188	\$2,300,000	26/02/2025

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:

06/08/2025 09:12



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**Property Type:** House  
**Land Size:** 542 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,200,000 - \$2,400,000  
**Median House Price**  
 June quarter 2025: \$2,325,250

## Comparable Properties



**51 Willis St HAMPTON 3188 (REI)**

Agent Comments

3 2 2

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



**12 Villeroy St HAMPTON 3188 (VG)**

Agent Comments

4 - -

**Price:** \$2,470,000  
**Method:** Sale  
**Date:** 13/03/2025  
**Property Type:** House (Res)  
**Land Size:** 604 sqm approx



**51 Mills St HAMPTON 3188 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$2,300,000  
**Method:** Sold Before Auction  
**Date:** 26/02/2025  
**Property Type:** House (Res)  
**Land Size:** 627 sqm approx

**Account - Hodges** | P: 03 9596 1111 | F: 03 9596 7139