## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

# Property offered for sale

ampton Vic 3188
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#### Indicative selling price

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

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

#### Median sale price

Median price	\$2,325,250	Pro	perty 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









**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)

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**—** 

1

**a** 2

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



12 Villeroy St HAMPTON 3188 (VG)

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**;** 

**a**.

Price: \$2,470,000 Method: Sale Date: 13/03/2025

Property Type: House (Res) Land Size: 604 sqm approx **Agent Comments** 



51 Mills St HAMPTON 3188 (REI/VG)

2

**—** 

1

**73.** 2

Price: \$2,300,000

Method: Sold Before Auction

Date: 26/02/2025

Property Type: House (Res) Land Size: 627 sqm approx **Agent Comments** 

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





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