

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

1 Prince Street, Hampton Vic 3188

Indicative selling price

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

Range between \$2,575,000

&

\$2,825,000

Median sale price

Median price \$2,492,500

Property Type House

Suburb Hampton

Period - From 03/08/2025

to

02/08/2026

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	36 Villeroy St HAMPTON 3188	\$2,770,000	11/05/2026
2	6 Banks Av HAMPTON 3188	\$2,730,000	28/03/2026
3	1a Raynes Park Rd HAMPTON 3188	\$2,700,000	28/02/2026

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:

03/08/2026 09:43



 4  2  2

Rooms: 9

Property Type: House (Res)

Land Size: 665 sqm approx

Agent Comments

Indicative Selling Price

\$2,575,000 - \$2,825,000

Median House Price

03/08/2025 - 02/08/2026: \$2,492,500

Comparable Properties



36 Villeroy St HAMPTON 3188 (REI)

 4  3  3

Price: \$2,770,000

Method: Sold Before Auction

Date: 11/05/2026

Property Type: House (Res)

Land Size: 624 sqm approx

Agent Comments

Opposite school and very busy Street and single level



6 Banks Av HAMPTON 3188 (REI/VG)

 4  3  3

Price: \$2,730,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 686 sqm approx

Agent Comments

Similar accommodation, however older style home and no garage



1a Raynes Park Rd HAMPTON 3188 (REI)

 4  3  3

Price: \$2,700,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 400 sqm approx

Agent Comments

Similar style of build, however on 250sqm smaller land.

Account - Marshall White | P: 03 9822 9999