# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 51 Willis Street, Hampton Vic 3188

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$2,150,000	&	\$2,350,0	00				
Median sale price								
Median price	\$2,475,000	Property Type	House	Suburb	Hampton			
Period - From	01/04/2024	to 31/03/2025	So	urce 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.

Add	dress of comparable property	Price	Date of sale
1	30 Grout St HAMPTON 3188	\$2,330,000	17/03/2025
2	51 Mills St HAMPTON 3188	\$2,300,000	26/02/2025
3	3 Bateman St HAMPTON 3188	\$2,270,000	20/12/2024

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:

05/05/2025 17:09



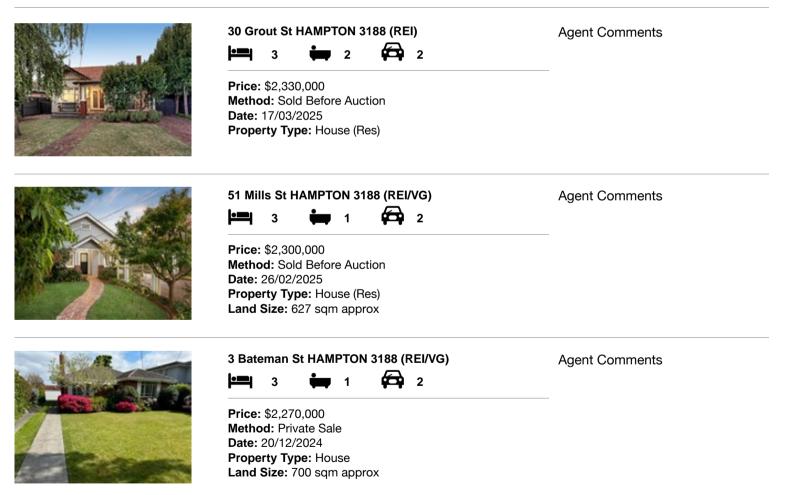






**Property Type:** Agent Comments Indicative Selling Price \$2,150,000 - \$2,350,000 Median House Price Year ending March 2025: \$2,475,000

# **Comparable Properties**



#### Account - Hodges



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