

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

51 Willis Street, Hampton Vic 3188

Indicative selling price

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

Range between \$2,150,000

&

\$2,350,000

Median sale price

Median price \$2,475,000

Property Type House

Suburb Hampton

Period - From 01/04/2024

to 31/03/2025

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	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



30 Grout St HAMPTON 3188 (REI)

Agent Comments



Price: \$2,330,000
Method: Sold Before Auction
Date: 17/03/2025
Property Type: House (Res)



51 Mills St HAMPTON 3188 (REI/VG)

Agent Comments



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



3 Bateman St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$2,270,000
Method: Private Sale
Date: 20/12/2024
Property Type: House
Land Size: 700 sqm approx

Account - Hodges