

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

13 Mills Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,680,000

&

\$1,780,000

Median sale price

Median price \$2,442,500

Property Type House

Suburb Hampton

Period - From 01/07/2025

to

30/09/2025

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	7 Queens Sq SANDRINGHAM 3191	\$1,700,000	08/09/2025
2	14 Laburnum St BRIGHTON 3186	\$1,825,000	06/09/2025
3	78 Crisp St HAMPTON 3188	\$1,850,000	10/07/2025

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:

23/10/2025 10:39



3 2 2

Property Type: Townhouse

Indicative Selling Price
\$1,680,000 - \$1,780,000
Median House Price
September quarter 2025: \$2,442,500

Comparable Properties



7 Queens Sq SANDRINGHAM 3191 (REI)

Agent Comments

3 1 1

Price: \$1,700,000
Method: Private Sale
Date: 08/09/2025
Property Type: House



14 Laburnum St BRIGHTON 3186 (REI/VG)

Agent Comments

3 1 1

Price: \$1,825,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 283 sqm approx



78 Crisp St HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$1,850,000
Method: Private Sale
Date: 10/07/2025
Property Type: Townhouse (Single)
Land Size: 425 sqm approx