

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

81 Willis Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

Median sale price

Median price \$2,310,000

Property Type House

Suburb Hampton

Period - From 01/01/2025

to

31/12/2025

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	14 Arnold Rd BRIGHTON EAST 3187	\$2,140,000	02/12/2025
2	37 Orlando St HAMPTON 3188	\$2,105,000	29/11/2025
3	63 Thomas St HAMPTON 3188	\$2,100,000	15/11/2025

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:

28/01/2026 08:31



3 2 2

Property Type: House
Land Size: 627 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,090,000
Median House Price
Year ending December 2025: \$2,310,000

Comparable Properties



14 Arnold Rd BRIGHTON EAST 3187 (REI)

Agent Comments

4 2 2

Price: \$2,140,000
Method: Private Sale
Date: 02/12/2025
Property Type: House
Land Size: 687 sqm approx



37 Orlando St HAMPTON 3188 (REI/VG)

Agent Comments

3 2 4

Price: \$2,105,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)



63 Thomas St HAMPTON 3188 (REI)

Agent Comments

3 2 1

Price: \$2,100,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999