

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$2,050,000 & \$2,150,000

### 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:

09/02/2026 16:49



 3   
  2   
  2

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

**Indicative Selling Price**  
 \$2,050,000 - \$2,150,000  
**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



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