

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

46 Villeroy Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,400,000 & \$1,490,000

Median sale price

Median price \$1,542,500 Property Type Townhouse Suburb Hampton

Period - From 10/04/2025 to 09/04/2026 Source Property Data

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 | 1/24 Myrtle Rd HAMPTON 3188 | \$1,495,000 | 28/03/2026 |
| 2 | 1/27 Crisp St HAMPTON 3188 | \$1,481,000 | 13/02/2026 |
| 3 | 40 Passchendaele St HAMPTON 3188 | \$1,535,000 | 13/12/2025 |

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:

10/04/2026 09:53



3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,490,000
Median Townhouse Price
10/04/2025 - 09/04/2026: \$1,542,500

Comparable Properties

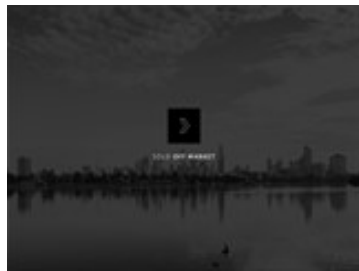


1/24 Myrtle Rd HAMPTON 3188 (REI)

Agent Comments

3 2 3

Price: \$1,495,000
Method: Private Sale
Date: 28/03/2026
Property Type: Townhouse (Res)



1/27 Crisp St HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$1,481,000
Method: Private Sale
Date: 13/02/2026
Property Type: Unit



40 Passchendaele St HAMPTON 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$1,535,000
Method: Auction Sale
Date: 13/12/2025
Property Type: Townhouse (Res)
Land Size: 399 sqm approx

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