

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 \$1,500,000 & \$1,600,000

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	40 Passchendaele St HAMPTON 3188	\$1,535,000	13/12/2025
2	1/99 Linacre Rd HAMPTON 3188	\$1,710,000	29/11/2025
3	1/47 Willis St HAMPTON 3188	\$1,730,000	25/10/2025

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:

04/02/2026 16:17



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Rooms: 8
Property Type: House
Land Size: 336 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,500,000 - \$1,600,000
Median House Price
 Year ending December 2025: \$2,310,000

Comparable Properties



40 Passchendaele St HAMPTON 3188 (REI)

Agent Comments

3 2 2

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



1/99 Linacre Rd HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$1,710,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Townhouse (Res)



1/47 Willis St HAMPTON 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$1,730,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Unit
Land Size: 328 sqm approx

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