

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	4 Hillcroft Avenue, Hampton VIC 3188
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Indicative selling price

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

Range between \$3,750,000 & \$3,900,000

Median sale price

Median price	\$2,325,000	Property Type	House	Suburb	Hampton
Period - From	11/08/2025	to	09/02/2026	Source	Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
118 Ludstone Street Hampton, VIC 3188	\$3,810,000	27/11/2025
126 Ludstone Street, Hampton, Vic 3188	\$3,520,000	15/09/2025
24 Littlewood Street, Hampton, Vic 3188	\$3,650,000	10/09/2025

This Statement of Information was prepared on:

11/02/2026