

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

72 Mills Street, Hampton Vic 3188

Indicative selling price

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

Range between \$3,250,000 & \$3,350,000

Median sale price

Median price \$2,300,500 Property Type House Suburb Hampton

Period - From 11/02/2025 to 10/02/2026 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	14 Kyarra St HAMPTON 3188	\$3,250,000	22/11/2025
2	99 Bay Rd SANDRINGHAM 3191	\$3,250,000	28/10/2025
3	81 Vincent St SANDRINGHAM 3191	\$3,350,000	13/09/2025

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:

11/02/2026 16:09

Jenny Dwyer
03 9521 9800
0418 528 988

jenny.dwyer@belleproperty.com

Indicative Selling Price

\$3,250,000 - \$3,350,000

Median House Price

11/02/2025 - 10/02/2026: \$2,300,500



4 2 3

Property Type: House

Land Size: 592 sqm approx

Agent Comments

Comparable Properties



14 Kyarra St HAMPTON 3188 (REI/VG)

Agent Comments

4 3 2

Price: \$3,250,000

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)

Land Size: 609 sqm approx



99 Bay Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

4 2 6

Price: \$3,250,000

Method: Private Sale

Date: 28/10/2025

Property Type: House

Land Size: 1173 sqm approx



81 Vincent St SANDRINGHAM 3191 (REI/VG)

Agent Comments

4 3 7

Price: \$3,350,000

Method: Private Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 954 sqm approx

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840