

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

&

\$3,450,000

Median sale price

Median price \$2,300,250

Property Type House

Suburb Hampton

Period - From 27/01/2025

to

26/01/2026

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	5 Crisp St HAMPTON 3188	\$3,420,000	14/01/2026
2	14 Kyarra St HAMPTON 3188	\$3,250,000	22/11/2025
3			

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:

27/01/2026 13:29

Jenny Dwyer

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Indicative Selling Price

\$3,250,000 - \$3,450,000

Median House Price

27/01/2025 - 26/01/2026: \$2,300,250



 4  2.5  3

Property Type: House

Land Size: 592 sqm approx

Agent Comments

Comparable Properties



5 Crisp St HAMPTON 3188 (REI)

Agent Comments

 4  2  2

Price: \$3,420,000

Method: Private Sale

Date: 14/01/2026

Property Type: House



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)

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.

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