

# 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



4   2.5   3

**Property Type:** House

**Land Size:** 592 sqm approx

[Agent Comments](#)

## Comparable Properties



**5 Crisp St HAMPTON 3188 (REI)**

4   2   2

**Price:** \$3,420,000

**Method:** Private Sale

**Date:** 14/01/2026

**Property Type:** House

[Agent Comments](#)



**14 Kyarra St HAMPTON 3188 (REI/VG)**

4   3   2

**Price:** \$3,250,000

**Method:** Auction Sale

**Date:** 22/11/2025

**Property Type:** House (Res)

[Agent Comments](#)

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.

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