

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

108 Willis Street, Hampton Vic 3188

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$2,491,000

Property Type House

Suburb Hampton

Period - From 16/07/2023

to

15/07/2024

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	12 Earlsfield Rd HAMPTON 3188	\$2,420,000	11/05/2024
2	12 Hudson St HAMPTON 3188	\$2,353,000	18/05/2024
3	65 Bridge St HAMPTON 3188	\$2,080,000	03/06/2024

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:

16/07/2024 10:06



4
 2
 2

Property Type: House
Land Size: 580 sqm approx

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

16/07/2023 - 15/07/2024: \$2,491,000

Comparable Properties



12 Earlsfield Rd HAMPTON 3188 (REI)

Agent Comments

4
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Price: \$2,420,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 674 sqm approx



12 Hudson St HAMPTON 3188 (REI)

Agent Comments

4
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 2

Price: \$2,353,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 567 sqm approx



65 Bridge St HAMPTON 3188 (REI)

Agent Comments

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 2

Price: \$2,080,000
Method: Private Sale
Date: 03/06/2024
Property Type: House (Res)