

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

502/2 WILLIS LANE HAMPTON VIC 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$965,000

Property type

Unit

Suburb

Hampton

Period-from

01 Feb 2025

to

31 Jan 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 6 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

1/45 ABBOTT STREET SANDRINGHAM VIC 3191	\$535,000	19-Dec-25
309/220 BAY ROAD SANDRINGHAM VIC 3191	\$536,000	11-Dec-25
324/222 BAY ROAD SANDRINGHAM VIC 3191	\$535,000	15-Jan-26

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 6 months.~~

This Statement of Information was prepared on: 04 February 2026


**1/45 ABBOTT STREET
SANDRINGHAM VIC 3191**

 2
  1
  1

Sold Price

^{RS}
\$535,000

Sold Date

19-Dec-25

Distance

1.29km

**309/220 BAY ROAD
SANDRINGHAM VIC 3191**

 2
  1
  2

Sold Price

^{RS}
\$536,000

Sold Date

11-Dec-25

Distance

2.86km

**324/222 BAY ROAD
SANDRINGHAM VIC 3191**

 2
  1
  1

Sold Price

^{RS}
\$535,000

Sold Date

15-Jan-26

Distance

2.86km
RS = Recent sale

UN = Undisclosed Sale

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