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	46 Villeroy Street, Hampton Vic 3188

Indicative selling price

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

Single price $1,435,000

Median sale price

Median price $1,520,000 Property Type Townhouse Suburb Hampton

Period - From 19/05/2025 to 18/05/2026 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	1/24 Myrtle Rd HAMPTON 3188	$1,495,000	28/03/2026
2	1/27 Crisp St HAMPTON 3188	$1,481,000	13/02/2026
3	40 Passchendaele St HAMPTON 3188	$1,535,000	13/12/2025

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: 19/05/2026 16:27

46 Villeroy Street, Hampton Vic 3188



3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,435,000
Median Townhouse Price
19/05/2025 - 18/05/2026: $1,520,000

Comparable Properties

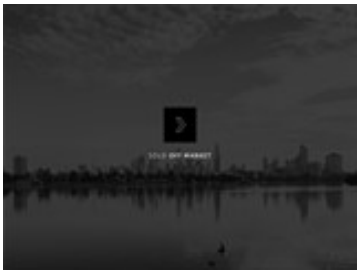


1/24 Myrtle Rd HAMPTON 3188 (REI)

3 2 3

Price: $1,495,000
Method: Private Sale
Date: 28/03/2026
Property Type: Townhouse (Res)

Agent Comments



1/27 Crisp St HAMPTON 3188 (REI)

3 2 2

Price: $1,481,000
Method: Private Sale
Date: 13/02/2026
Property Type: Unit

Agent Comments



40 Passchendaele St HAMPTON 3188 (REI/VG)

3 2 2

Price: $1,535,000
Method: Auction Sale
Date: 13/12/2025
Property Type: Townhouse (Res)
Land Size: 399 sqm approx

Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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