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	102 Willis Street, Hampton Vic 3188

Indicative selling price

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

Single price $1,795,000

Median sale price

Median price $2,355,000 Property Type House Suburb Hampton

Period - From 13/04/2025 to 12/04/2026 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	70a David St HAMPTON 3188	$1,760,000	11/04/2026
2	18 Thomas St HAMPTON 3188	$1,800,000	12/02/2026
3	210 Thomas St HAMPTON 3188	$1,740,000	09/12/2025

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: 13/04/2026 11:36

102 Willis Street, Hampton Vic 3188

Angus Graham
9598 1111
0401 505 259
agraham@hodges.com.au



3 2 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,795,000
Median House Price
13/04/2025 - 12/04/2026: $2,355,000

Comparable Properties



70a David St HAMPTON 3188 (REI)

3 2 2

Price: $1,760,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)

Agent Comments



18 Thomas St HAMPTON 3188 (REI)

2 1 2

Price: $1,800,000
Method: Sold Before Auction
Date: 12/02/2026
Property Type: House (Res)
Land Size: 509 sqm approx

Agent Comments



210 Thomas St HAMPTON 3188 (REI/VG)

3 1 3

Price: $1,740,000
Method: Private Sale
Date: 09/12/2025
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments

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