

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

36 Villeroy Street, Hampton Vic 3188

Indicative selling price

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

Range between \$2,700,000 & \$2,900,000

Median sale price

Median price \$2,710,000 Property Type House Suburb Hampton

Period - From 01/01/2026 to 31/03/2026 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 | 25 Service St HAMPTON 3188 | \$2,900,000 | 05/04/2026 |
| 2 | 35 Myrtle Rd HAMPTON 3188 | \$2,750,000 | 28/03/2026 |
| 3 | 61 Crisp St HAMPTON 3188 | \$2,720,000 | 14/03/2026 |

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:

22/04/2026 10:18



4 3 3

Property Type: House (Res)

Land Size: 624 sqm approx

Agent Comments

Indicative Selling Price

\$2,700,000 - \$2,900,000

Median House Price

March quarter 2026: \$2,710,000

Comparable Properties



25 Service St HAMPTON 3188 (REI)

Agent Comments

5 2 2

Price: \$2,900,000

Method: Sold Before Auction

Date: 05/04/2026

Property Type: House (Res)

Land Size: 861 sqm approx



35 Myrtle Rd HAMPTON 3188 (REI)

Agent Comments

4 2 3

Price: \$2,750,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)



61 Crisp St HAMPTON 3188 (REI)

Agent Comments

3 1 4

Price: \$2,720,000

Method: Private Sale

Date: 14/03/2026

Property Type: House

Land Size: 860 sqm approx

Account - Marshall White | P: 03 9822 9999