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 $2,500,000 & $2,700,000

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	28 Sargood St HAMPTON 3188	$2,418,000	21/03/2026
2	36 Grout St HAMPTON 3188	$2,425,000	14/03/2026
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: 07/05/2026 08:34

36 Villeroy Street, Hampton Vic 3188



4 3 3

Property Type: House
Land Size: 624 sqm approx

Agent Comments

Indicative Selling Price
$2,500,000 - $2,700,000
Median House Price
March quarter 2026: $2,710,000

Comparable Properties



28 Sargood St HAMPTON 3188 (REI)

4 2 2

Price: $2,418,000
Method: Private Sale
Date: 21/03/2026
Property Type: House
Land Size: 648 sqm approx

Agent Comments



36 Grout St HAMPTON 3188 (REI/VG)

4 2 2

Price: $2,425,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 627 sqm approx

Agent Comments



61 Crisp St HAMPTON 3188 (REI/VG)

3 1 4

Price: $2,720,000
Method: Private Sale
Date: 14/03/2026
Property Type: House
Land Size: 860 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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