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	51 Mills Street, Hampton VIC 3188

Indicative selling price

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

Range between $2,100,000 & $2,250,000

Median sale price

Median price $2,467,500 Property Type House Suburb Hampton

Period - From 17/08/2024 to 16/02/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
140 Thomas Street Hampton	$2,270,000	31/08/2024
5 Ivy Street Hampton	$2,350,000	14/09/2024
122 Ludstone Street Hampton	$2,150,000	21/09/2024

This Statement of Information was prepared on: 17/02/2025

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

51 Mills Street, Hampton VIC 3188



3 1 0

Property Type: House

Guy St Leger
9592 8000
0411 861 666
gstleger@buxton.com.au

Indicative Selling Price
$2,100,000 - $2,250,000
Median House Price
Year ending February 2025: $2,467,500

Comparable Properties

140 Thomas Street Hampton

0 0 0

Price: $2,270,000
Date: 31/08/2024
Property Type:
Land Size:

5 Ivy Street Hampton

0 0 0

Price: $2,350,000
Date: 14/09/2024
Property Type:
Land Size:

122 Ludstone Street Hampton

0 0 0

Price: $2,150,000
Date: 21/09/2024
Property Type:
Land Size:

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