

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	502/2 WILLIS LANE HAMPTON VIC 3188
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	\$490,000	&	\$539,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$965,000	Property type	Unit	Suburb	Hampton
Period-from	01 Feb 2025	to	31 Jan 2026	Source	Cotality

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 6 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
1/45 ABBOTT STREET SANDRINGHAM VIC 3191	\$535,000	19-Dec-25
309/220 BAY ROAD SANDRINGHAM VIC 3191	\$536,000	11-Dec-25
324/222 BAY ROAD SANDRINGHAM VIC 3191	\$535,000	15-Jan-26

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 6 months.

This Statement of Information was prepared on: 04 February 2026



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1/45 ABBOTT STREET
SANDRINGHAM VIC 3191

2 1 1

Sold Price ^{RS} \$535,000 Sold Date 19-Dec-25

Distance 1.29km



309/220 BAY ROAD
SANDRINGHAM VIC 3191

2 1 2

Sold Price ^{RS} \$536,000 Sold Date 11-Dec-25

Distance 2.86km



324/222 BAY ROAD
SANDRINGHAM VIC 3191

2 1 1

Sold Price ^{RS} \$535,000 Sold Date 15-Jan-26

Distance 2.86km

RS = Recent sale UN = Undisclosed Sale

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