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	34/15 Beach Road, Hampton Vic 3188

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $1,095,000 Property Type Unit Suburb Hampton

Period - From 01/07/2024 to 30/09/2024 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	G01/58 Beach Rd HAMPTON 3188	$1,651,960	12/08/2024
2	1/62 Beach Rd HAMPTON 3188	$1,565,000	03/08/2024
3	603/12 Railway Wlk.N HAMPTON 3188	$1,600,000	24/07/2024

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: 19/11/2024 11:59

34/15 Beach Road, Hampton Vic 3188

MARSHALL WHITE



2 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median Unit Price
September quarter 2024: $1,095,000

Comparable Properties



G01/58 Beach Rd HAMPTON 3188 (REI)

2 2 2

Price: $1,651,960
Method: Private Sale
Date: 12/08/2024
Property Type: Apartment

Agent Comments

Brand new off the plan apartment.



1/62 Beach Rd HAMPTON 3188 (REI)

2 1 1

Price: $1,565,000
Method: Auction Sale
Date: 03/08/2024
Property Type: Townhouse (Res)

Agent Comments

Dual level townhome. One less bathroom, 1 car space.



603/12 Railway Wlk.N HAMPTON 3188 (REI)

3 2 3

Price: $1,600,000
Method: Private Sale
Date: 24/07/2024
Property Type: Apartment

Agent Comments

One more bedroom and one more bathroom. We also have 3 toilets. Both have beach views, how ever we have direct beach access.

Account - Marshall White | P: 03 9822 9999

REIV THE DIFFERENCE | propertydata.com.au

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