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	8/18-20 Fewster Road, Hampton Vic 3188

Indicative selling price

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

Range between $430,000 & $470,000

Median sale price

Median price $905,000 Property Type Unit Suburb Hampton

Period - From 06/02/2024 to 05/02/2025 Source Property Data

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	21/21-25 Roydon St HAMPTON EAST 3188	$455,000	12/09/2024
2	116/427 Hampton St HAMPTON 3188	$449,000	07/05/2024
3	108/358 Hampton St HAMPTON 3188	$440,000	28/03/2024

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: 06/02/2025 10:01

8/18-20 Fewster Road, Hampton Vic 3188

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1 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$430,000 - $470,000
Median Unit Price
06/02/2024 - 05/02/2025: $905,000

Comparable Properties



21/21-25 Roydon St HAMPTON EAST 3188 (REI)

2 1 1

Price: $455,000
Method: Private Sale
Date: 12/09/2024
Property Type: Unit

Agent Comments



116/427 Hampton St HAMPTON 3188 (REI/VG)

1 1 1

Price: $449,000
Method: Private Sale
Date: 07/05/2024
Property Type: Unit

Agent Comments



108/358 Hampton St HAMPTON 3188 (REI)

1 1 1

Price: $440,000
Method: Private Sale
Date: 28/03/2024
Property Type: Apartment

Agent Comments

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