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	1/15 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 & $1,580,000

Median sale price

Median price $1,635,000 Property Type Townhouse Suburb Hampton

Period - From 12/02/2024 to 11/02/2025 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	10/39 Willis St HAMPTON 3188	$1,475,000	26/08/2024
2	20/30 Esplanade BRIGHTON 3186	$1,600,000	22/08/2024
3	G01/58 Beach Rd HAMPTON 3188	$1,651,960	12/08/2024

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: 12/02/2025 11:47

1/15 Beach Road, Hampton Vic 3188

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Indicative Selling Price
$1,500,000 - $1,580,000
Median Townhouse Price
12/02/2024 - 11/02/2025: $1,635,000



2 plus home office	2	2

Rooms: 5
Property Type: Strata Unit/Flat
Land Size: 170sqmt appx plus 130sq ext appx sqm approx

Agent Comments

Comparable Properties



10/39 Willis St HAMPTON 3188 (REI/VG)

3	3	3

Price: $1,475,000
Method: Private Sale
Date: 26/08/2024
Property Type: Apartment

Agent Comments



20/30 Esplanade BRIGHTON 3186 (REI/VG)

3	2	2

Price: $1,600,000
Method: Private Sale
Date: 22/08/2024
Property Type: Townhouse (Res)

Agent Comments



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

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