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	35/56 Beach Road, Hampton Vic 3188

Indicative selling price

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

Range between $835,000 & $895,000

Median sale price

Median price $985,000 Property Type Unit Suburb Hampton

Period - From 19/02/2024 to 18/02/2025 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	8/39 Holyrood St HAMPTON 3188	$840,000	04/10/2024
2	7/16 Small St HAMPTON 3188	$906,000	23/08/2024
3	24/56 Beach Rd HAMPTON 3188	$800,000	07/06/2024

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: 19/02/2025 16:10

35/56 Beach Road, Hampton Vic 3188



Property Type:
Agent Comments

Indicative Selling Price
$835,000 - $895,000
Median Unit Price
19/02/2024 - 18/02/2025: $985,000

Comparable Properties



8/39 Holyrood St HAMPTON 3188 (REI/VG)

2 1 1

Price: $840,000
Method: Private Sale
Date: 04/10/2024
Property Type: Unit

Agent Comments



7/16 Small St HAMPTON 3188 (REI/VG)

2 2 1

Price: $906,000
Method: Private Sale
Date: 23/08/2024
Property Type: Apartment

Agent Comments



24/56 Beach Rd HAMPTON 3188 (REI/VG)

2 1 2

Price: $800,000
Method: Private Sale
Date: 07/06/2024
Property Type: Apartment

Agent Comments

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840

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