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	4 Fewster Road, Hampton Vic 3188

Indicative selling price

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

Range between $1,950,000 & $2,145,000

Median sale price

Median price $2,507,500 Property Type House Suburb Hampton

Period - From 01/10/2024 to 31/12/2024 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	4 Little Field St HAMPTON 3188	$2,190,000	07/02/2025
2	41A Avondale St HAMPTON 3188	$1,955,000	09/11/2024
3	5 Passchendaele St HAMPTON 3188	$2,140,000	29/09/2024

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: 25/02/2025 14:09

4 Fewster Road, Hampton Vic 3188

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3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,950,000 - $2,145,000
Median House Price
December quarter 2024: $2,507,500

Comparable Properties



4 Little Field St HAMPTON 3188 (REI)

3 2 2

Price: $2,190,000
Method: Private Sale
Date: 07/02/2025
Property Type: House

Agent Comments



41A Avondale St HAMPTON 3188 (REI)

3 2 2

Price: $1,955,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 332 sqm approx

Agent Comments



5 Passchendaele St HAMPTON 3188 (REI/VG)

3 2 2

Price: $2,140,000
Method: Private Sale
Date: 29/09/2024
Property Type: House (Res)
Land Size: 605 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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