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	3/83 Fewster Road, Hampton Vic 3188

Indicative selling price

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

Range between $890,000 & $960,000

Median sale price

Median price $865,000 Property Type Unit Suburb Hampton

Period - From 01/01/2025 to 31/03/2025 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	12/373 South Rd BRIGHTON EAST 3187	$881,000	11/04/2025
2	1/15a Burt Cr HAMPTON EAST 3188	$975,000	31/03/2025
3	2/1 Gillies St HAMPTON 3188	$870,000	15/03/2025

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: 23/04/2025 14:57

3/83 Fewster Road, Hampton Vic 3188

HODGES



2 1 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$890,000 - $960,000
Median Unit Price
March quarter 2025: $865,000

Comparable Properties



12/373 South Rd BRIGHTON EAST 3187 (REI)

2 1 2

Price: $881,000
Method: Private Sale
Date: 11/04/2025
Property Type: Unit

Agent Comments



1/15a Burt Cr HAMPTON EAST 3188 (REI)

2 2 1

Price: $975,000
Method: Private Sale
Date: 31/03/2025
Property Type: Townhouse (Res)

Agent Comments



2/1 Gillies St HAMPTON 3188 (REI)

2 1 1

Price: $870,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Unit

Agent Comments

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139

REIV THE DIFFERENCE | propertydata.com.au

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