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	14/18-20 Fewster Road, Hampton Vic 3188

Indicative selling price

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

Single price $520,000

Median sale price

Median price $887,500 Property Type Unit Suburb Hampton

Period - From 09/08/2024 to 08/08/2025 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	408/18 Koolkuna La HAMPTON 3188	$567,500	30/06/2025
2	2/24 Kinross St HAMPTON EAST 3188	$568,000	16/05/2025
3	8/18-20 Fewster Rd HAMPTON 3188	$464,000	14/02/2025

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: 09/08/2025 16:15

14/18-20 Fewster Road, Hampton Vic 3188

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1 | 1 | shared

Rooms: 3
Property Type: Strata Unit/Flat
Land Size: 98sqmt appx of useable land sqm approx

Indicative Selling Price
$520,000
Median Unit Price
09/08/2024 - 08/08/2025: $887,500

Agent Comments

A quaint group of one bed villa's perfect for downsizers or single buyers wanting peace & quiet with garden outlooks.

Comparable Properties

408/18 Koolkuna La HAMPTON 3188 (REI)

1 | 1 | 1

Price: $567,500
Method: Private Sale
Date: 30/06/2025
Property Type: Apartment

Agent Comments



2/24 Kinross St HAMPTON EAST 3188 (REI)

1 | 1 | 1

Price: $568,000
Method: Sold Before Auction
Date: 16/05/2025
Property Type: Apartment

Agent Comments



8/18-20 Fewster Rd HAMPTON 3188 (REI)

1 | 1 | 1

Price: $464,000
Method: Private Sale
Date: 14/02/2025
Property Type: Townhouse (Single)

Agent Comments

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