

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

1/13 FEWSTER ROAD HAMPTON VIC 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,132,500

Property type

Unit

Suburb

Hampton

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

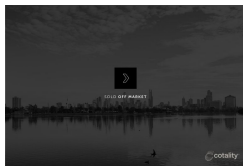
Date of sale

1/121 THOMAS STREET HAMPTON VIC 3188	\$940,000	02-Mar-26
1/102-106 WERE STREET BRIGHTON VIC 3186	\$932,000	15-Jun-26
1/273 BLUFF ROAD SANDRINGHAM VIC 3191	\$840,000	08-May-26

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 6 months.~~

This Statement of Information was prepared on: 31 July 2026



**1/121 THOMAS STREET HAMPTON
VIC 3188**

 2
  1
  1

Sold Price

\$940,000

Sold Date

02-Mar-26

Distance

0.21km



**1/102-106 WERE STREET
BRIGHTON VIC 3186**

 2
  1
  2

Sold Price

\$932,000

Sold Date

15-Jun-26

Distance

1.82km



**1/273 BLUFF ROAD
SANDRINGHAM VIC 3191**

 2
  1
  1

Sold Price

^{RS} **\$840,000**

Sold Date

08-May-26

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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