

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

32-56 Beach Road, Hampton Vic 3188

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$1,208,880 Property Type Unit Suburb Hampton

Period - From 23/06/2025 to 22/06/2026 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	36/56 Beach Rd HAMPTON 3188	\$710,000	22/05/2026
2	2/440 Hampton St HAMPTON 3188	\$755,000	14/03/2026
3	7/770 Hampton St BRIGHTON 3186	\$850,000	05/02/2026

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:

23/06/2026 08:53



Property Type: Apartment

Agent Comments

Comparable Properties



36/56 Beach Rd HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$710,000

Method: Private Sale

Date: 22/05/2026

Property Type: Apartment



2/440 Hampton St HAMPTON 3188 (REI)

Agent Comments



Price: \$755,000

Method: Private Sale

Date: 14/03/2026

Property Type: Apartment



7/770 Hampton St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$850,000

Method: Private Sale

Date: 05/02/2026

Property Type: Apartment