

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

2/44 Beach Road, Hampton Vic 3188

Indicative selling price

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

Range between \$2,300,000

&

\$2,400,000

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	27B Edro Av BRIGHTON EAST 3187	\$2,600,000	19/03/2025
2	1/109 Abbott St SANDRINGHAM 3191	\$2,550,000	08/03/2025
3			

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:

28/05/2025 10:43



4 2 2

Property Type: House

Comparable Properties

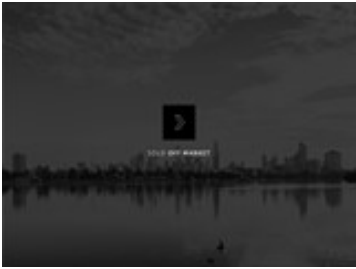


27B Edro Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 3 2

Price: \$2,600,000
Method: Private Sale
Date: 19/03/2025
Property Type: Townhouse (Single)
Land Size: 360 sqm approx



1/109 Abbott St SANDRINGHAM 3191 (REI)

Agent Comments

4 3 2

Price: \$2,550,000
Method: Private Sale
Date: 08/03/2025
Property Type: Townhouse (Single)

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.