# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

| 2/58-60 Fewster Road, Hampton Vic 3188 |
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|  |
|  |
|  |
|  |

#### Indicative selling price

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

| Range between \$   | 1,150,000 | & | \$1,250,000 |
|--------------------|-----------|---|-------------|
| Range between   \$ | 1,150,000 | & | \$1,250,000 |

#### Median sale price

| Median price  | \$1,700,000 | Pro | perty Type T | ownhouse |        | Suburb   | Hampton |
|---------------|-------------|-----|--------------|----------|--------|----------|---------|
| Period - From | 30/10/2024  | to  | 29/10/2025   |          | 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.

| Add | dress of comparable property | Price       | Date of sale |
|-----|------------------------------|-------------|--------------|
| 1   | 2/19 Kendall St HAMPTON 3188 | \$1,310,000 | 24/10/2025   |
| 2   | 8/54 Fewster Rd HAMPTON 3188 | \$1,208,880 | 13/08/2025   |
| 3   | 59a David St HAMPTON 3188    | \$1,492,500 | 09/06/2025   |

#### 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: | 30/10/2025 10:50 |
|--|------------------|





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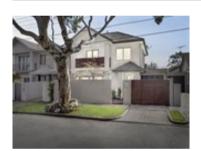
**Indicative Selling Price** \$1,150,000 - \$1,250,000 **Median Townhouse Price** 30/10/2024 - 29/10/2025: \$1,700,000





Property Type: House (Res) **Agent Comments** 

# Comparable Properties



2/19 Kendall St HAMPTON 3188 (REI)



Price: \$1,310,000

Method: Sold Before Auction

Date: 24/10/2025

Property Type: Townhouse (Res)

**Agent Comments** 



8/54 Fewster Rd HAMPTON 3188 (REI/VG)





Agent Comments

Price: \$1,208,880

Method: Sold Before Auction

Date: 13/08/2025

Property Type: Townhouse (Res)



59a David St HAMPTON 3188 (REI/VG)





Price: \$1,492,500 Method: Private Sale Date: 09/06/2025

Property Type: Townhouse (Res)

**Agent Comments** 

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805



