

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

6/56 Beach Road, Hampton Vic 3188

Indicative selling price

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

Range between \$770,000 & \$847,000

Median sale price

Median price	\$2,442,500	Property Type	House	Suburb	Hampton
Period - From	01/07/2025	to	30/09/2025	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	8/11 Railway Cr HAMPTON 3188	\$755,000	24/10/2025
2	15/56 Beach Rd HAMPTON 3188	\$740,000	01/09/2025
3	5/56 Beach Rd HAMPTON 3188	\$800,000	04/07/2025

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:

25/11/2025 10:03

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Property Type: Unit

Indicative Selling Price
\$770,000 - \$847,000

Median House Price

September quarter 2025: \$2,442,500

Comparable Properties



8/11 Railway Cr HAMPTON 3188 (REI/VG)



Price: \$755,000
Method: Private Sale
Date: 24/10/2025
Property Type: Apartment

Agent Comments



15/56 Beach Rd HAMPTON 3188 (VG)



Price: \$740,000
Method: Sale
Date: 01/09/2025
Property Type: Strata Unit/Flat

Agent Comments



5/56 Beach Rd HAMPTON 3188 (REI/VG)



Price: \$800,000
Method: Private Sale
Date: 04/07/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9194 1200