

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

36/56 Beach Road, Hampton Vic 3188

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$1,310,000

Property Type

Unit

Suburb

Hampton

Period - From

01/10/2025

to

31/12/2025

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	10/9 Waltham St SANDRINGHAM 3191	\$760,000	22/11/2025
2	4/88 Bay Rd SANDRINGHAM 3191	\$800,000	15/09/2025
3	15/56 Beach Rd HAMPTON 3188	\$740,000	01/09/2025

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:

02/03/2026 14:29

36/56 Beach Road, Hampton Vic 3188



Paul Bond

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Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

December quarter 2025: \$1,310,000



2 1 2

Property Type: Apartment

Agent Comments

Comparable Properties



10/9 Waltham St SANDRINGHAM 3191 (REI/VG)

Agent Comments

2 1 1

Price: \$760,000

Method: Private Sale

Date: 22/11/2025

Property Type: Apartment



4/88 Bay Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

2 2 1

Price: \$800,000

Method: Private Sale

Date: 15/09/2025

Property Type: Apartment



15/56 Beach Rd HAMPTON 3188 (VG)

Agent Comments

2 - -

Price: \$740,000

Method: Sale

Date: 01/09/2025

Property Type: Strata Unit/Flat

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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