

# 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

98 Fewster Road, Hampton Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,880,000

### Median sale price

Median price

\$1,651,900

Property Type

Townhouse

Suburb

Hampton

Period - From

03/03/2024

to

02/03/2025

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.

	Address of comparable property	Price	Date of sale
1	29a Olive St HAMPTON 3188	\$1,840,000	11/02/2025
2	128 Linacre Rd HAMPTON 3188	\$1,880,000	07/01/2025
3	20A Morley Cr HIGHETT 3190	\$1,870,000	30/11/2024

**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:

03/03/2025 12:46



4   3   2

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

**Indicative Selling Price**  
\$1,880,000  
**Median Townhouse Price**  
03/03/2024 - 02/03/2025: \$1,651,900

## Comparable Properties



**29a Olive St HAMPTON 3188 (REI)**

[Agent Comments](#)

4   4   2

**Price:** \$1,840,000  
**Method:** Sold Before Auction  
**Date:** 11/02/2025  
**Property Type:** Townhouse (Res)



**128 Linacre Rd HAMPTON 3188 (REI/VG)**

[Agent Comments](#)

3   2   2

**Price:** \$1,880,000  
**Method:** Private Sale  
**Date:** 07/01/2025  
**Property Type:** House  
**Land Size:** 339 sqm approx



**20A Morley Cr HIGHETT 3190 (REI/VG)**

[Agent Comments](#)

4   2   2

**Price:** \$1,870,000  
**Method:** Auction Sale  
**Date:** 30/11/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 365 sqm approx

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