## 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	98 Fewster Road, Hampton Vic 3188
Including suburb and	· '
postcode	

#### Indicative selling price

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

Single price \$1,880,000

### Median sale price

Median price	\$1,651,900	Pro	perty Type Tov	vnhouse	Suburb	Hampton
Period - From	03/03/2024	to	02/03/2025	Sourc	eProperty	y 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

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 comparableproperties 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





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Indicative Selling Price \$1,880,000 Median Townhouse Price

03/03/2024 - 02/03/2025: \$1,651,900



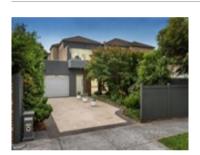




Property Type: House (Res)

Agent Comments





29a Olive St HAMPTON 3188 (REI)









Price: \$1,840,000

Method: Sold Before Auction

Date: 11/02/2025

Property Type: Townhouse (Res)

**Agent Comments** 



128 Linacre Rd HAMPTON 3188 (REI/VG)

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Agent Comments

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)

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Agent Comments



**Price:** \$1,870,000 **Method:** Auction Sale **Date:** 30/11/2024

**Property Type:** Townhouse (Res) **Land Size:** 365 sqm approx

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