

# 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

30/15 Beach 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)

Range between

\$1,550,000

&

\$1,675,000

### Median sale price

Median price

\$2,321,500

Property Type

Other

Suburb

Hampton

Period - From

03/08/2025

to

02/02/2026

Source

Cotality™

### Comparable property sales (\*Delete A or B below as applicable)

**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.

| Address of comparable property              | Price       | Date of sale |
|---------------------------------------------|-------------|--------------|
| 3/19 Halifax Street Brighton VIC 3186       | \$1,650,000 | 04/09/2025   |
| 105/12 Trentham Street Sandringham VIC 3191 | \$1,745,000 | 24/11/2025   |
|                                             |             |              |

This Statement of Information was prepared on:

04/02/2026