

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

10/18-20 FEWSTER ROAD HAMPTON VIC 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,027,500

Property type

Unit

Suburb

Hampton

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

| | | |
|--|-----------|-----------|
| 501/2 WILLIS LANE HAMPTON VIC 3188 | \$520,000 | 27-Feb-26 |
| 502/2 WILLIS LANE HAMPTON VIC 3188 | \$520,000 | 09-Mar-26 |
| 22/78 HOLYROOD STREET HAMPTON VIC 3188 | \$655,000 | 17-Feb-26 |

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 6 months.~~

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501/2 WILLIS LANE HAMPTON VIC 3188

Sold Price

^{RS} **\$520,000**

Sold Date

27-Feb-26

 2  1  1

Distance

1.1km



502/2 WILLIS LANE HAMPTON VIC 3188

Sold Price

^{RS} **\$520,000** ^{UN}

Sold Date

09-Mar-26

 2  1  1

Distance

1.1km



22/78 HOLYROOD STREET HAMPTON VIC 3188

Sold Price

^{RS} **\$655,000**

Sold Date

17-Feb-26

 2  1  1

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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