

# 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  
14 Beach Road, Hampton VIC 3188

### Indicative selling price

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

Single price \$6,950,000

### Median sale price

|               |             |               |            |        |         |
|---------------|-------------|---------------|------------|--------|---------|
| Median price  | \$2,442,500 | Property Type | House      | Suburb | Hampton |
| Period - From | 01/05/2025  | to            | 30/10/2025 | Source | pdol    |

### 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 |
|--------------------------------|-------|--------------|
|                                |       |              |
|                                |       |              |
|                                |       |              |

This Statement of Information was prepared on:

31/10/2025