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 | 36/56 Beach Road, Hampton Vic 3188 |

Indicative selling price

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

| Range between | $780,000 | & | $850,000 |

Median sale price

| Median price | $1,165,000 | Property Type | Unit | Suburb | Hampton |
| Period - From | 01/01/2025 | to | 31/12/2025 | Source | REIV |

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 10/9 Waltham St SANDRINGHAM 3191	$760,000	22/11/2025
2 4/88 Bay Rd SANDRINGHAM 3191	$800,000	15/09/2025
3 15/56 Beach Rd HAMPTON 3188	$740,000	01/09/2025

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: | 04/02/2026 14:37 |

Indicative Selling Price
$780,000 - $850,000
Median Unit Price
Year ending December 2025: $1,165,000

Rooms: 4
Property Type: Flat
Land Size: 3471.817 sqm approx

Agent Comments

Comparable Properties

10/9 Waltham St SANDRINGHAM 3191 (REI/VG)

🛏 2   🛁 1   🚗 1

Price: $760,000
Method: Private Sale
Date: 22/11/2025
Property Type: Apartment

Agent Comments

4/88 Bay Rd SANDRINGHAM 3191 (REI/VG)

🛏 2   🛁 2   🚗 1

Price: $800,000
Method: Private Sale
Date: 15/09/2025
Property Type: Apartment

Agent Comments

15/56 Beach Rd HAMPTON 3188 (VG)

🛏 2   🛁 -   🚗 -

Price: $740,000
Method: Sale
Date: 01/09/2025
Property Type: Strata Unit/Flat

Agent Comments

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