

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	21/56 Beach Road, Hampton VIC 3188
---	------------------------------------

Indicative selling price

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

Single price	\$770,000
--------------	-----------

Median sale price

Median price	\$972,500	Property Type	Unit	Suburb	Hampton
Period - From	13/08/2025	to	12/02/2026	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
10/9 Waltham Street Sandringham VIC 3191	\$760,000	23/11/2025
15/56 Beach Road Hampton VIC 3188	\$740,000	01/09/2025

This Statement of Information was prepared on:

14/02/2026