

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

98 Fewster Road, Hampton Vic 3188

Indicative selling price

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

Range between \$1,700,000 & \$1,850,000

Median sale price

Median price \$1,635,000 Property Type Townhouse Suburb Hampton

Period - From 06/02/2024 to 05/02/2025 Source Property Data

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	20A Morley Cr HIGHETT 3190	\$1,870,000	30/11/2024
2	5b Apex Av HAMPTON EAST 3188	\$1,895,000	15/11/2024
3	5b Kendall St HAMPTON 3188	\$1,800,000	31/08/2024

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:

06/02/2025 11:01



Property Type:

Agent Comments

Comparable Properties



20A Morley Cr HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$1,870,000

Method: Auction Sale

Date: 30/11/2024

Property Type: Townhouse (Res)

Land Size: 365 sqm approx



5b Apex Av HAMPTON EAST 3188 (REI/VG)

Agent Comments



Price: \$1,895,000

Method: Private Sale

Date: 15/11/2024

Property Type: Townhouse (Single)

Land Size: 297 sqm approx



5b Kendall St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$1,800,000

Method: Private Sale

Date: 31/08/2024

Property Type: Townhouse (Single)

Land Size: 329 sqm approx

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