

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	\$790,000
--------------	-----------

Median sale price

Median price	\$965,000	Property Type	Unit	Suburb	Hampton
Period - From	27/07/2025	to	26/01/2026	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 St SANDRINGHAM	\$760,000	22/11/2025
6/138-140 Linacre Road Hampton VIC 3188	\$800,000	21/08/2025

This Statement of Information was prepared on:

27/01/2026