

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

1 Swyer Street, Hampton VIC 3188

Indicative selling price

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

Range between

\$2,100,000

&

\$2,310,000

Median sale price

Median price

\$2,325,000

Property Type

House

Suburb

Hampton

Period - From

09/08/2025

to

08/02/2026

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
18 Lawson Parade Highett VIC 3190	\$2,200,000	06/11/2025
7 Churchill Court Brighton East VIC 3187	\$2,110,000	22/09/2025

This Statement of Information was prepared on:

09/02/2026