

# 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

2/58-60 Fewster Road, Hampton Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,150,000

&

\$1,250,000

### Median sale price

Median price

\$1,700,000

Property Type

Townhouse

Suburb

Hampton

Period - From

30/10/2024

to

29/10/2025

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 | 2/19 Kendall St HAMPTON 3188   | \$1,310,000 | 24/10/2025   |
| 2 | 8/54 Fewster Rd HAMPTON 3188   | \$1,208,880 | 13/08/2025   |
| 3 | 59a David St HAMPTON 3188      | \$1,492,500 | 09/06/2025   |

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:

30/10/2025 10:50

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**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median Townhouse Price**

30/10/2024 - 29/10/2025: \$1,700,000



3 2 2

**Property Type:** House (Res)

**Agent Comments**

## Comparable Properties



**2/19 Kendall St HAMPTON 3188 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,310,000

**Method:** Sold Before Auction

**Date:** 24/10/2025

**Property Type:** Townhouse (Res)



**8/54 Fewster Rd HAMPTON 3188 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$1,208,880

**Method:** Sold Before Auction

**Date:** 13/08/2025

**Property Type:** Townhouse (Res)



**59a David St HAMPTON 3188 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,492,500

**Method:** Private Sale

**Date:** 09/06/2025

**Property Type:** Townhouse (Res)

**Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805**



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