

# 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

82 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 \$2,195,000 & \$2,295,000

### Median sale price

Median price \$2,310,000 Property Type House Suburb Hampton

Period - From 01/01/2025 to 31/12/2025 Source REIV

### 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	18 Lawson Pde HIGHETT 3190	\$2,200,000	06/11/2025
2	8 Janet St BRIGHTON EAST 3187	\$2,200,000	09/10/2025
3			

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:

05/02/2026 16:46

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**Indicative Selling Price**

\$2,195,000 - \$2,295,000

**Median House Price**

Year ending December 2025: \$2,310,000



 4  3  2

**Property Type:** House

**Land Size:** 650 approx sqm  
approx

[Agent Comments](#)

## Comparable Properties



**18 Lawson Pde HIGHETT 3190 (REI/VG)**

[Agent Comments](#)

 5  3  2

**Price:** \$2,200,000

**Method:** Sold Before Auction

**Date:** 06/11/2025

**Property Type:** House (Res)

**Land Size:** 607 sqm approx



**8 Janet St BRIGHTON EAST 3187 (REI/VG)**

[Agent Comments](#)

 4  2  4

**Price:** \$2,200,000

**Method:** Private Sale

**Date:** 09/10/2025

**Property Type:** House

**Land Size:** 638 sqm approx

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.

**Account - Belle Property Sandringham** | P: 03 9521 9800 | F: 03 9521 9840