

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

4/50 Fewster Road, Hampton Vic 3188

Indicative selling price

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

Range between \$820,000

&

\$900,000

Median sale price

Median price \$1,240,000

Property Type Unit

Suburb Hampton

Period - From 24/03/2025

to

23/03/2026

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	3/18 Grenville St HAMPTON 3188	\$882,000	16/03/2026
2	1/121 Thomas St HAMPTON 3188	\$940,000	02/03/2026
3	8/237 Thomas St HAMPTON 3188	\$882,000	09/02/2026

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:

24/03/2026 08:32



Property Type: Unit

Agent Comments

Comparable Properties



3/18 Grenville St HAMPTON 3188 (REI)

Agent Comments

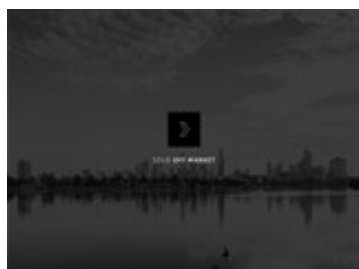


Price: \$882,000

Method: Sold Before Auction

Date: 16/03/2026

Property Type: Unit



1/121 Thomas St HAMPTON 3188 (REI)

Agent Comments



Price: \$940,000

Method: Private Sale

Date: 02/03/2026

Property Type: Unit



8/237 Thomas St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$882,000

Method: Private Sale

Date: 09/02/2026

Property Type: Unit