

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

9a Foam Street, Hampton Vic 3188

Indicative selling price

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

Range between

\$1,850,000

&

\$1,950,000

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	4/35 Roslyn St BRIGHTON 3186	\$1,850,000	19/11/2025
2	49a Comer St BRIGHTON EAST 3187	\$2,001,000	08/11/2025
3	4/25 Hanby St BRIGHTON 3186	\$1,900,000	23/08/2025

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:

17/02/2026 08:53



3 2 2

Rooms: 7
Property Type: House
Land Size: 525 sqm approx
Agent Comments

Indicative Selling Price
\$1,850,000 - \$1,950,000
Median House Price
Year ending December 2025: \$2,310,000

Comparable Properties



4/35 Roslyn St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$1,850,000
Method: Private Sale
Date: 19/11/2025
Property Type: Townhouse (Single)
Land Size: 182 sqm approx



49a Comer St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 2

Price: \$2,001,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 598 sqm approx



4/25 Hanby St BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 2

Price: \$1,900,000
Method: Auction Sale
Date: 23/08/2025
Property Type: Townhouse (Res)