

# 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](http://consumer.vic.gov.au/underquoting)

Single price

\$2,350,000

### Median sale price

Median price

\$2,150,000

Property Type

House

Suburb

Hampton

Period - From

25/08/2025

to

24/02/2026

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
29 Apex Avenue Hampton East VIC 3188	\$2,100,000	31/05/2025
38 Dalmont Street Highett VIC 3190	\$2,150,000	13/03/2025

This Statement of Information was prepared on:

25/02/2026