

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 \$880,000 & \$950,000

Median sale price

Median price \$1,310,000 Property Type Unit Suburb Hampton

Period - From 01/10/2025 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	3/50 Fewster Rd HAMPTON 3188	\$950,000	27/10/2025
2	15/68 Fewster Rd HAMPTON 3188	\$950,000	17/10/2025
3	4/121 Thomas St HAMPTON 3188	\$941,750	11/10/2025

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: 05/03/2026 11:49



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$880,000 - \$950,000

Median Unit Price

December quarter 2025: \$1,310,000

Comparable Properties



3/50 Fewster Rd HAMPTON 3188 (REI/VG)

Agent Comments

2 1 1

Price: \$950,000

Method: Sold Before Auction

Date: 27/10/2025

Property Type: Unit



15/68 Fewster Rd HAMPTON 3188 (REI/VG)

Agent Comments

2 1 1

Price: \$950,000

Method: Private Sale

Date: 17/10/2025

Property Type: Villa

Land Size: 170 sqm approx



4/121 Thomas St HAMPTON 3188 (VG)

Agent Comments

2 - -

Price: \$941,750

Method: Sale

Date: 11/10/2025

Property Type: Strata Unit/Flat

Account - Jellis Craig | P: 03 9194 1200