

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 36/56 Beach Road, Hampton Vic 3188

Indicative selling price

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

Single price \$720,000

Median sale price

Median price \$1,195,000

Property Type Unit

Suburb Hampton

Period - From 01/01/2026

to 31/03/2026

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	2/440 Hampton St HAMPTON 3188	\$755,000	14/03/2026
2	19/86-88 Beach Rd SANDRINGHAM 3191	\$730,000	28/11/2025
3	10/9 Waltham St SANDRINGHAM 3191	\$760,000	22/11/2025

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:

22/04/2026 14:15



2 1 2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$720,000
Median Unit Price
March quarter 2026: \$1,195,000

Comparable Properties



2/440 Hampton St HAMPTON 3188 (REI)

[Agent Comments](#)

2 1 1

Price: \$755,000
Method: Private Sale
Date: 14/03/2026
Property Type: Apartment



19/86-88 Beach Rd SANDRINGHAM 3191 (REI)

[Agent Comments](#)

2 2 1

Price: \$730,000
Method: Private Sale
Date: 28/11/2025
Property Type: Apartment



10/9 Waltham St SANDRINGHAM 3191 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$760,000
Method: Private Sale
Date: 22/11/2025
Property Type: Apartment