

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

10/18-20 FEWSTER ROAD HAMPTON VIC 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,180,000

Property type

Unit

Suburb

Hampton

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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 6 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

22/45 GRENVILLE STREET HAMPTON VIC 3188	\$600,000	31-Mar-26
1/8 HAYNES STREET HIGHETT VIC 3190	\$520,000	18-Apr-26
8/11 MAXFLO COURT HIGHETT VIC 3190	\$545,000	11-Jul-26

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 6 months.~~

This Statement of Information was prepared on: 18 August 2026

Amy Macdonald

P 0437810392

M 0437810392

E amy.macdonald@obrienrealestate.com.au



**22/45 GRENVILLE STREET
HAMPTON VIC 3188**

 1  1  1

Sold Price

\$600,000

Sold Date

31-Mar-26

Distance

1.14km



**1/8 HAYNES STREET HIGHETT VIC
3190**

 1  1  2

Sold Price

\$520,000

Sold Date

18-Apr-26

Distance

1.94km



**8/11 MAXFLO COURT HIGHETT VIC
3190**

 1  1  -

Sold Price

\$545,000

Sold Date

11-Jul-26

Distance

2.21km

RS = Recent sale

UN = Undisclosed Sale

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