

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

11 Beach Road, Hampton VIC 3188

Indicative selling price

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

Single price

\$3,600,000

Median sale price

Median price

\$2,350,000

Property Type

House

Suburb

Hampton

Period - From

29/01/2025

to

28/07/2025

Source

core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
16 Gray Street Brighton VIC 3186	\$3,200,000	04/06/2025
23 Margarita Street Hampton VIC 3188	\$3,705,000	24/05/2025
37 Beach Road Hampton VIC 3188	\$3,510,000	22/07/2025

This Statement of Information was prepared on:

29/07/2025