

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 26 KERRISON DRIVE, HAMPTON PARK VIC 3976

Indicative selling price

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

Single price \$808,000

Median sale price

Median price \$705,000 Property type HOUSE Suburb HAMPTON PARK

Period - From March 2024 to Feb 2025 Source Realestate.com.au

Comparable property sales

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. 15 THE GLADE, HAMPTON PARK VIC 3976	\$925,000	28-Oct-24
2. 2 DAY PLACE, HAMPTON PARK VIC 3976	\$820,000	18-Jan-25
3. 10 LONGFORD CLOSE, HAMPTON PARK VIC 3976	\$810,200	14-Feb-25

This Statement of Information was prepared on: 21-Mar-2025