

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

15 Sapphire Drive, Hampton Park Vic 3976

Indicative selling price

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

Range between

\$640,000

&

\$690,000

Median sale price

Median price

\$687,500

Property Type

House

Suburb

Hampton Park

Period - From

01/10/2024

to

31/12/2024

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	14 Tekarra Dr HAMPTON PARK 3976	\$695,000	29/01/2025
2	4 Bethune Dr HAMPTON PARK 3976	\$660,000	17/12/2024
3	13 Thanos Ct HAMPTON PARK 3976	\$670,000	13/11/2024

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:

19/02/2025 13:23



 3  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$640,000 - \$690,000

Median House Price

December quarter 2024: \$687,500

Comparable Properties



14 Tekarra Dr HAMPTON PARK 3976 (REI)

Agent Comments

 3  2  2

Price: \$695,000

Method: Private Sale

Date: 29/01/2025

Property Type: House



4 Bethune Dr HAMPTON PARK 3976 (REI)

Agent Comments

 3  2  2

Price: \$660,000

Method: Private Sale

Date: 17/12/2024

Property Type: House



13 Thanos Ct HAMPTON PARK 3976 (REI/VG)

Agent Comments

 3  2  2

Price: \$670,000

Method: Private Sale

Date: 13/11/2024

Property Type: House

Land Size: 710 sqm approx

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