

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

26 SARAH PLACE, HAMPTON PARK, VIC 3976

Indicative selling price

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

Single price

or range between

\$679,000

&

\$715,000

Median sale price

Median price

\$688,490

Property Type

House

Suburb

HAMPTON PARK

Period - From

14/03/2024

to

14/02/2025

Source

CoreLogic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
35 RALPH CRESCENT HAMPTON PARK VIC 3976	\$630,000	09/11/2024
9 MAHOGANY CLOSE HAMPTON PARK VIC 3976	\$690,000	03/01/2025
43 CUMBERLAND CHASE HAMPTON PARK VIC 3976	\$680,000	18/11/2024

This Statement of Information was prepared on:

14/02/2025