

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

1 ECLIPSE COURT HAMPTON PARK VIC 3976

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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,500

Property type

House

Suburb

Hampton Park

Period-from

01 Aug 2024

to

31 Jul 2025

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

2 ARNICA CLOSE HAMPTON PARK VIC 3976	\$635,000	29-May-25
79 ORMOND ROAD HAMPTON PARK VIC 3976	\$600,000	28-Apr-25
11 CONWAY COURT HAMPTON PARK VIC 3976	\$600,000	05-May-25

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.~~

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2 ARNICA CLOSE HAMPTON PARK VIC 3976

Sold Price

\$635,000

Sold Date **29-May-25**

3 1 2

Distance **0.39km**



79 ORMOND ROAD HAMPTON PARK VIC 3976

Sold Price

\$600,000

Sold Date **28-Apr-25**

3 1 1

Distance **0.21km**



11 CONWAY COURT HAMPTON PARK VIC 3976

Sold Price

^{RS} **\$600,000**

Sold Date **05-May-25**

3 1 1

Distance **1.24km**

RS = Recent sale **UN** = Undisclosed Sale

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