

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 Highmount Drive, 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 \$690,000 & \$720,000

Median sale price

Median price \$710,000 Property type 3BR House Suburb Hampton Park

Period - From Aug 2025 to July 2026 Source realestate.com.au

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
17 Cirrus Close, Hampton Park VIC 3976 (300m ²)	\$679,000	08-May-2026
23 Nimbus Court, Hampton Park VIC 3976 (330m ²)	\$690,000	18-Feb-2026
1 Pinnacle Way, Hampton Park VIC 3976 (308m ²)	\$675,000	10-Feb-2026

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: 19th August 2026