

## 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

13/105 SHRIVES ROAD HAMPTON PARK VIC 3976

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$679,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Hampton Park

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

9 UDDIN LANE HAMPTON PARK VIC 3976	\$650,000	27-Nov-24
35/365 POUND ROAD HAMPTON PARK VIC 3976	\$655,000	08-Feb-25
27/365 POUND ROAD HAMPTON PARK VIC 3976	\$630,000	17-Mar-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.~~

This Statement of Information was prepared on: 05 May 2025



## 9 UDDIN LANE HAMPTON PARK VIC 3976

4 2 2

Sold Price

**\$650,000**

Sold Date **27-Nov-24**

Distance **0.07km**



## 35/365 POUND ROAD HAMPTON PARK VIC 3976

3 2 2

Sold Price

**\$655,000**

Sold Date **08-Feb-25**

Distance **0.15km**



## 27/365 POUND ROAD HAMPTON PARK VIC 3976

3 2 2

Sold Price

**\$630,000**

Sold Date **17-Mar-25**

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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