

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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