

## 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

17 COMPASS RISE 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

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$668,500

Property type

House

Suburb

Hampton Park

Period-from

01 Jun 2024

to

31 May 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

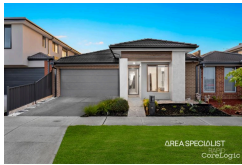
Date of sale

|  |           |           |
|--|-----------|-----------|
| 25 VISION DRIVE HAMPTON PARK VIC 3976    | \$661,000 | 07-Mar-25 |
| 9 INDRA STREET HAMPTON PARK VIC 3976     | \$660,000 | 19-Mar-25 |
| 43 HIGHMOUNT DRIVE HAMPTON PARK VIC 3976 | \$685,000 | 12-Nov-24 |

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: 02 June 2025



**25 VISION DRIVE HAMPTON PARK  
VIC 3976**

 3  2  2

Sold Price

**\$661,000**

Sold Date

**07-Mar-25**

Distance

**0.08km**



**9 INDRA STREET HAMPTON PARK  
VIC 3976**

 3  2  2

Sold Price

**\$660,000**

Sold Date

**19-Mar-25**

Distance

**0.1km**



**43 HIGHMOUNT DRIVE HAMPTON  
PARK VIC 3976**

 3  2  2

Sold Price

**\$685,000**

Sold Date

**12-Nov-24**

Distance

**2.06km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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