

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

2 WILLAND 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

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

8 MORRIS WEST CIRCUIT LYNBROOK VIC 3975	\$1,415,000	22-Mar-25
15 AYLESBURY COURT HAMPTON PARK VIC 3976	\$1,411,000	30-Nov-24
27 RIVERGUM RISE HAMPTON PARK VIC 3976	\$1,170,000	28-Sep-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: 22 May 2025



**8 MORRIS WEST CIRCUIT
LYNBROOK VIC 3975**

5 3 2

Sold Price ^{RS} **\$1,415,000** Sold Date **22-Mar-25**

Distance **1.05km**

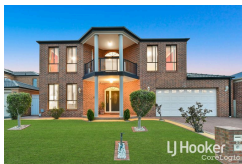


**15 AYLESBURY COURT HAMPTON
PARK VIC 3976**

6 4 4

Sold Price **\$1,411,000** Sold Date **30-Nov-24**

Distance **0.34km**



**27 RIVERGUM RISE HAMPTON
PARK VIC 3976**

4 3 2

Sold Price **\$1,170,000** Sold Date **28-Sep-24**

Distance **1.6km**

RS = Recent sale

UN = Undisclosed Sale

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