

## 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

20 DEWPOINT CRESCENT HAMPTON PARK VIC 3976

### Indicative selling price

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

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Hampton Park

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

### 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

9-11 DEWPOINT CRESCENT HAMPTON PARK VIC 3976	\$1,120,000	20-Nov-25
12 DEWPOINT CRESCENT HAMPTON PARK VIC 3976	\$750,000	16-Apr-25
4 THE SPUR HAMPTON PARK VIC 3976	\$901,111	21-Jul-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: 04 June 2026


**9-11 DEWPOINT CRESCENT  
HAMPTON PARK VIC 3976**
 3  2  2

 Sold Price **\$1,120,000** Sold Date **20-Nov-25**

 Distance **0.09km**

**12 DEWPOINT CRESCENT  
HAMPTON PARK VIC 3976**
 4  2  2

 Sold Price **\$750,000** Sold Date **16-Apr-25**

 Distance **0.06km**

**4 THE SPUR HAMPTON PARK VIC  
3976**
 5  3  2

 Sold Price **\$901,111** Sold Date **21-Jul-25**

 Distance **0.11km**

**29 PLATEAU CRESCENT HAMPTON  
PARK VIC 3976**
 3  1  2

 Sold Price **\$710,000** Sold Date **04-Dec-25**

 Distance **0.35km**

**58 LEOPOLD CRESCENT HAMPTON  
PARK VIC 3976**
 6  3  2

 Sold Price **\$925,000** Sold Date **11-Nov-25**

 Distance **0.36km**

**11 KAROONDA WAY HAMPTON  
PARK VIC 3976**
 4  3  2

 Sold Price **\$700,000** Sold Date **25-Feb-25**

 Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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**6 PATRICIA COURT HAMPTON  
PARK VIC 3976**
 5   
  3   
  2

Sold Price

**\$990,000**

Sold Date

**17-Mar-25**

Distance

**0.36km**

**71 LEOPOLD CRESCENT HAMPTON  
PARK VIC 3976**
 4   
  2   
  2

Sold Price

**\$745,000**

Sold Date

**10-Aug-25**

Distance

**0.36km**

RS = Recent sale

UN = Undisclosed Sale

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