

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

3 Canungra Close, Hampton Park Vic 3976

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$680,000 & \$748,000

Median sale price

Median price \$715,000 Property Type House Suburb Hampton Park

Period - From 01/07/2025 to 30/09/2025 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	13 Cornell PI HAMPTON PARK 3976	\$730,000	29/09/2025
2	13 Channelle CI HAMPTON PARK 3976	\$722,000	16/09/2025
3	12 Huntington Dr HAMPTON PARK 3976	\$720,000	25/08/2025

OR

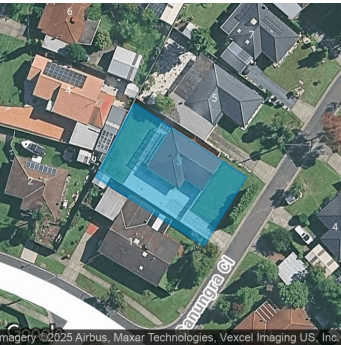
~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

06/10/2025 11:30



Peter Liu
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Property Type:
Agent Comments

Indicative Selling Price
\$680,000 - \$748,000
Median House Price
September quarter 2025: \$715,000

Comparable Properties



13 Cornell PI HAMPTON PARK 3976 (REI)

Agent Comments



Price: \$730,000
Method: Private Sale
Date: 29/09/2025
Property Type: House
Land Size: 566 sqm approx



13 Channelle CI HAMPTON PARK 3976 (REI)

Agent Comments



Price: \$722,000
Method: Private Sale
Date: 16/09/2025
Property Type: House
Land Size: 704 sqm approx



12 Huntington Dr HAMPTON PARK 3976 (REI)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 25/08/2025
Property Type: House
Land Size: 630 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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