

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 CYPRESS CLOSE 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

\$739,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,500

Property type

House

Suburb

Hampton Park

Period-from

01 Aug 2024

to

31 Jul 2025

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

63 CENTRAL ROAD HAMPTON PARK VIC 3976	\$742,000	16-Aug-25
7 CHERYL COURT HAMPTON PARK VIC 3976	\$775,000	04-Aug-25
29 OLIVE ROAD HAMPTON PARK VIC 3976	\$775,000	03-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: 25 August 2025


63 CENTRAL ROAD HAMPTON PARK VIC 3976

 4
  2
  2

Sold Price

^{RS}
\$742,000

Sold Date

16-Aug-25

Distance

1.65km

7 CHERYL COURT HAMPTON PARK VIC 3976

 4
  2
  2

Sold Price

^{RS}
\$775,000

Sold Date

04-Aug-25

Distance

1.04km

29 OLIVE ROAD HAMPTON PARK VIC 3976

 4
  2
  2

Sold Price

\$775,000

Sold Date

03-Jul-25

Distance

1.51km
RS = Recent sale

UN = Undisclosed Sale

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