

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

34 CENTRAL ROAD 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

\$719,000

&

\$779,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$687,750

Property type

House

Suburb

Hampton Park

Period-from

01 Dec 2024

to

30 Nov 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

13 GREENWELL CLOSE HAMPTON PARK VIC 3976	\$670,000	27-Oct-25
129 BILLY BUTTONS DRIVE NARRE WARREN VIC 3805	\$710,000	23-Jul-25
24 WALTZING DRIVE LYNBROOK VIC 3975	\$702,000	23-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: 16 December 2025



13 GREENWELL CLOSE HAMPTON PARK VIC 3976

Sold Price

\$670,000

Sold Date

27-Oct-25

 3  2  1

Distance

0.13km



129 BILLY BUTTONS DRIVE NARRE WARREN VIC 3805

Sold Price

\$710,000

Sold Date

23-Jul-25

 2  3  2

Distance

3.55km



24 WALTZING DRIVE LYNBROOK VIC 3975

Sold Price

\$702,000

Sold Date

23-Jul-25

 3  2  2

Distance

2.63km

RS = Recent sale

UN = Undisclosed Sale

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