

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

4 BAEZ WAY 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

\$699,000

&

\$768,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Hampton Park

Period-from

01 Sep 2024

to

31 Aug 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
61 STRABANE WAY HAMPTON PARK VIC 3976	\$687,500	24-May-25
21 THE RETREAT HAMPTON PARK VIC 3976	\$750,000	10-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: 30 September 2025



63 CENTRAL ROAD HAMPTON
PARK VIC 3976

4

2

2

Sold Price

^{RS}
\$742,000

Sold Date
16-Aug-25

Distance
0.45km



61 STRABANE WAY HAMPTON
PARK VIC 3976

4

2

2

Sold Price

\$687,500

Sold Date
24-May-25

Distance
0.59km



21 THE RETREAT HAMPTON PARK
VIC 3976

4

2

2

Sold Price

\$750,000

Sold Date
10-Jul-25

Distance
0.81km

RS = Recent sale

UN = Undisclosed Sale

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