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	44 HIGHMOUNT DRIVE 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	&	$768,000

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
15 MEDUNO DRIVE HAMPTON PARK VIC 3976	$677,000	09-Aug-25
12 DOMINO WAY HAMPTON PARK VIC 3976	$755,000	03-Sep-25
2 KENMAX AVENUE HAMPTON PARK VIC 3976	$802,000	08-Aug-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: 15 September 2025

Harcourts

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15 MEDUNO DRIVE HAMPTON PARK VIC 3976

4 2 2

Sold Price **$677,000** Sold Date **09-Aug-25**

Distance **1.39km**

12 DOMINO WAY HAMPTON PARK VIC 3976

4 2 2

Sold Price RS **$755,000** Sold Date **03-Sep-25**

Distance **1.07km**

2 KENMAX AVENUE HAMPTON PARK VIC 3976

4 2 2

Sold Price RS **$802,000** Sold Date **08-Aug-25**

Distance **1.12km**

2 QUAIL COURT NARRE WARREN SOUTH VIC 3805

4 2 2

Sold Price **$710,000** Sold Date **28-Apr-25**

Distance **1.14km**

RS = Recent sale **UN** = Undisclosed Sale

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