

# STATEMENT OF INFORMATION

52 JAMES WYMAN PLACE, HAMPTON PARK, VIC 3976

PREPARED BY ANGELICA EMPAY, AREA SPECIALIST RAPID

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**52 JAMES WYMAN PLACE, HAMPTON**

 4  2  2

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$795,000 to \$874,500**

Provided by: Angelica Empay, Area Specialist Rapid

## MEDIAN SALE PRICE



**HAMPTON PARK, VIC, 3976**

**Suburb Median Sale Price (House)**

**\$685,500**

01 October 2024 to 30 September 2025

Provided by: 

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



**6 TATTERSON ST, HAMPTON PARK, VIC 3976**

 4  2  2

**Sale Price**

**\$818,000**

Sale Date: 05/07/2025

YEAR BUILT: 1984  
BUILDING AREA: 165.5 SQM  
LAND: 652 SQM

Distance from Property: 1.4km



**12 DARLING CRT, HAMPTON PARK, VIC 3976**

 4  2  2

**Sale Price**

**\$804,000**

Sale Date: 07/01/2025

YEAR BUILT: 1996  
BUILDING AREA: 164 SQM  
LAND: 640 SQM

Distance from Property: 2km



**6 BUNYA PL, HAMPTON PARK, VIC 3976**

 5  3  2

**Sale Price**

**\*\$820,000**

Sale Date: 25/10/2025

YEAR BUILT: 1995  
BUILDING AREA: 216 SQM  
LAND: 697 SQM

Distance from Property: 1.8km





(Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

52 JAMES WYMAN PLACE, HAMPTON PARK, VIC 3976

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: \$795,000 to \$874,500

### Median sale price

Median price

\$685,500

Property type

House

Suburb

HAMPTON PARK

Period

01 October 2024 to 30 September 2025

Source

pricfinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

6 TATTERSON ST, HAMPTON PARK, VIC 3976	\$818,000	05/07/2025
12 DARLING CRT, HAMPTON PARK, VIC 3976	\$804,000	07/01/2025
6 BUNYA PL, HAMPTON PARK, VIC 3976	*\$820,000	25/10/2025

This Statement of Information was prepared on:

15/12/2025