

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

5A DEANSWOOD 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Hampton Park

Period-from

01 Nov 2024

to

31 Oct 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

7 DELACOMBE DRIVE HAMPTON PARK VIC 3976	\$624,550	20-Jun-25
5A PASCUZZI COURT HAMPTON PARK VIC 3976	\$670,000	15-Jul-25
17 COMPASS RISE HAMPTON PARK VIC 3976	\$670,000	29-Jun-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: 19 November 2025


7 DELACOMBE DRIVE HAMPTON PARK VIC 3976
 3  2  1

Sold Price

\$624,550

Sold Date

20-Jun-25

Distance

0.52km

5A PASCUZZI COURT HAMPTON PARK VIC 3976
 3  2  1

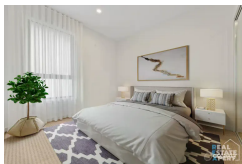
Sold Price

\$670,000

Sold Date

15-Jul-25

Distance

0.92km

17 COMPASS RISE HAMPTON PARK VIC 3976
 3  2  1

Sold Price

Sold Date

29-Jun-25

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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