

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

6/16-18 REGANS 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Hampton Park

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

4/65 SOMERVILLE ROAD HAMPTON PARK VIC 3976	\$470,000	13-Nov-24
11/34-36 POUND ROAD HAMPTON PARK VIC 3976	\$490,000	30-Jan-25
2/30 BRIDE AVENUE HAMPTON PARK VIC 3976	\$460,000	11-Oct-24

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: 09 April 2025



4/65 SOMERVILLE ROAD HAMPTON PARK VIC 3976

2 1 1

Sold Price **\$470,000** Sold Date **13-Nov-24**

Distance **0.4km**



11/34-36 POUND ROAD HAMPTON PARK VIC 3976

2 1 1

Sold Price **\$490,000** Sold Date **30-Jan-25**

Distance **0.54km**



2/30 BRIDE AVENUE HAMPTON PARK VIC 3976

2 1 1

Sold Price **\$460,000** Sold Date **11-Oct-24**

Distance **0.68km**

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

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