

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

7 CHERYL COURT 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Hampton Park

Period-from

01 Jul 2024

to

30 Jun 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

19 JANSON CLOSE NARRE WARREN SOUTH VIC 3805	800000	16-Apr-25
3 WINNIMA AVENUE HAMPTON PARK VIC 3976	790000	10-Apr-25
6 TATTERSON STREET HAMPTON PARK VIC 3976	818000	05-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: 20 July 2025



**19 JANSON CLOSE NARRE
WARREN SOUTH VIC 3805**

4 2 2

Sold Price **800000** Sold Date **16-Apr-25**

Distance **1.76km**



**3 WINNIMA AVENUE HAMPTON
PARK VIC 3976**

4 2 2

Sold Price **790000** Sold Date **10-Apr-25**

Distance **1.77km**



**6 TATTERSON STREET HAMPTON
PARK VIC 3976**

4 2 2

Sold Price ^{RS} **818000** Sold Date **05-Jul-25**

Distance **1.04km**

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

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