

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

8 KENSINGTON 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$678,000

Property type

House

Suburb

Hampton Park

Period-from

01 Oct 2024

to

30 Sep 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

8 BARNSBURY CLOSE HAMPTON PARK VIC 3976	\$672,000	24-May-25
36 THE GRANGE HAMPTON PARK VIC 3976	\$718,000	19-May-25
4 HALLAM ROAD HAMPTON PARK VIC 3976	\$650,000	08-Oct-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: 24 October 2025

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8 BARNSBURY CLOSE HAMPTON PARK VIC 3976

3 1 6

Sold Price

\$672,000

Sold Date **24-May-25**

Distance **0.3km**



36 THE GRANGE HAMPTON PARK VIC 3976

3 1 2

Sold Price

\$718,000

Sold Date **19-May-25**

Distance **0.55km**



4 HALLAM ROAD HAMPTON PARK VIC 3976

3 1 4

Sold Price

^{RS} **\$650,000**

Sold Date **08-Oct-25**

Distance **0.78km**

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

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