

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

1/18 MARK 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

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Hampton Park

Period-from

01 Sep 2025

to

30 Apr 2026

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

1/6 MATTHEW COURT HAMPTON PARK VIC 3976	\$690,000	09-Mar-26
1/39-41 CORAL DRIVE HAMPTON PARK VIC 3976	\$720,000	21-Apr-26

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.

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john deo
P 0397028388
M 0411873123
E john.deo@ljhcasey.com.au



1/6 MATTHEW COURT HAMPTON PARK VIC 3976

 4  2  1

Sold Price

\$690,000

Sold Date **09-Mar-26**

Distance

0.9km



1/39-41 CORAL DRIVE HAMPTON PARK VIC 3976

 4  2  1

Sold Price

\$720,000

Sold Date **21-Apr-26**

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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