Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	10 Bradley Court, Hampton Park Vic 3976

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$675,000 ~ $715,000

Median sale price

Median price	$710,000	Property Type	HOUSE	Suburb	Hampton Park
Period - From	JULY 25	to	JUNE 26	Source	realestate.com.au

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	**17 Lauren St, Hampton Park Vic 3976**	$690,000	03-06-2026
2	**22 Templer Ave, Hampton Park Vic 3976**	$735,000	17-04-2026
3	**2 Lewisham Close, Hampton Park Vic 3976**	$675,000	02-07-2026

This statement of information was prepared on 28—September---2026 at 3:15 PM AEST