

## 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

21 KIANDRA MEWS HAMPTON PARK VIC 3976

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$748,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$676,500

Property type

House

Suburb

Hampton Park

Period-from

01 May 2024

to

30 Apr 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 8 CUMULUS COURT HAMPTON PARK VIC 3976  | \$703,000 | 07-Mar-25 |
| 26 AMBER DRIVE HAMPTON PARK VIC 3976   | -         | 19-Mar-25 |
| 19 HAMPTON DRIVE HAMPTON PARK VIC 3976 | -         | 16-Apr-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: 01 May 2025



## 8 CUMULUS COURT HAMPTON PARK VIC 3976

4 2 2

Sold Price

**\$703,000**

Sold Date

**07-Mar-25**

Distance

**0.88km**



## 26 AMBER DRIVE HAMPTON PARK VIC 3976

3 2 2

Sold Price

RS UN

Sold Date

**19-Mar-25**

Distance

**0.85km**



## 19 HAMPTON DRIVE HAMPTON PARK VIC 3976

4 2 1

Sold Price

Sold Date

**16-Apr-25**

Distance

**1.99km**

RS = Recent sale

UN = Undisclosed Sale

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