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	2/284 POUND ROAD 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	$660,000	&	$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	Hampton Park
Period-from	01 Aug 2025	to	31 Jul 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
10 SUCCESS PLACE HAMPTON PARK VIC 3976	$659,000	17-Jan-26
12/30 CENTRAL ROAD HAMPTON PARK VIC 3976	$650,000	29-Sep-25
2/19 DAMON CLOSE NARRE WARREN SOUTH VIC 3805	$670,000	12-Mar-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: 10 August 2026

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10 SUCCESS PLACE HAMPTON PARK VIC 3976

3 2 2

Sold Price **$659,000** Sold Date **17-Jan-26**

Distance **0.55km**

12/30 CENTRAL ROAD HAMPTON PARK VIC 3976

3 2 2

Sold Price **$650,000** Sold Date **29-Sep-25**

Distance **1.9km**

2/19 DAMON CLOSE NARRE WARREN SOUTH VIC 3805

3 2 2

Sold Price **$670,000** Sold Date **12-Mar-25**

Distance **2.66km**

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

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