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

4 Darling Court, Hampton Park Vic 3976

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	ו \$620,000		&		\$680,000					
Median sale pr	rice									
Median price	\$675,000	Pro	operty Type	Hou	se		Suburb	Hampton Park		
Period - From	01/07/2024	to	30/06/2025		So	urce	REIV			

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	17 Cotham Sq HAMPTON PARK 3976	\$630,000	17/05/2025
2	22 The Grange HAMPTON PARK 3976	\$690,000	08/04/2025
3	7 Garfield Ct HAMPTON PARK 3976	\$645,000	18/02/2025

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 six months.

This Statement of Information was prepared on:

11/07/2025 12:14



4 Darling Court, Hampton Park Vic 3976



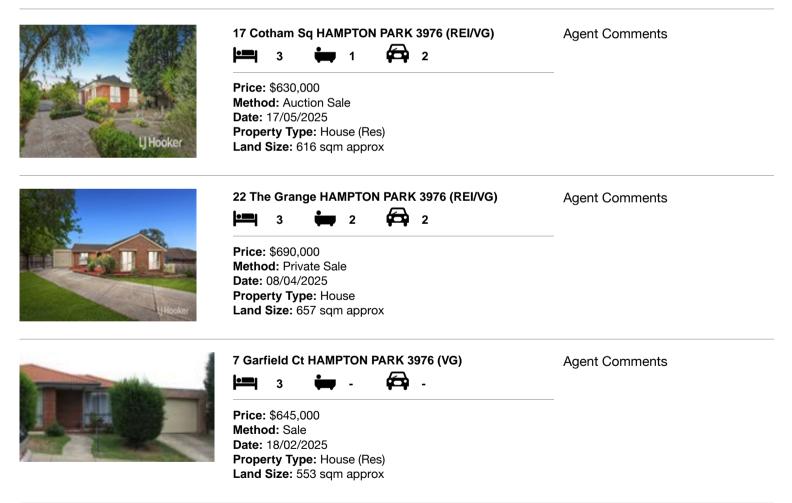
Alan Zhang 0402200098 alanzhang@jelliscraig.com.au





Property Type: House (Res) Agent Comments Indicative Selling Price \$620,000 - \$680,000 Median House Price Year ending June 2025: \$675,000

Comparable Properties



Account - Jellis Craig | P: 03 88498088



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