

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$620,000 & \$680,000

### Median sale price

Median price \$675,000 Property Type House Suburb Hampton Park

Period - From 01/07/2024 to 30/06/2025 Source 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.

	Address 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



 3  2  2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$620,000 - \$680,000

**Median House Price**

Year ending June 2025: \$675,000

## Comparable Properties



**17 Cotham Sq HAMPTON PARK 3976 (REI/VG)**

Agent Comments

 3  1  2

**Price:** \$630,000

**Method:** Auction Sale

**Date:** 17/05/2025

**Property Type:** House (Res)

**Land Size:** 616 sqm approx



**22 The Grange HAMPTON PARK 3976 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$690,000

**Method:** Private Sale

**Date:** 08/04/2025

**Property Type:** House

**Land Size:** 657 sqm approx



**7 Garfield Ct HAMPTON PARK 3976 (VG)**

Agent Comments

 3  -  -

**Price:** \$645,000

**Method:** Sale

**Date:** 18/02/2025

**Property Type:** House (Res)

**Land Size:** 553 sqm approx