

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 22 Templer Avenue, Hampton Park, VIC 3976

Indicative selling price

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

Price Range \$680,000 & \$748,000

Median sale price

Median price \$710,000 Property Type House Suburb Hampton Park (3976)

Period - From 01/04/2025 to 31/03/2026 Source Pricefinder

Comparable property sales

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
91 WARANA DRIVE, HAMPTON PARK VIC 3976	\$670,000	02/03/2026
84 WARANA DRIVE, HAMPTON PARK VIC 3976	\$700,000	12/11/2025
16 BURLINGTON CHASE, HAMPTON PARK VIC 3976	\$730,000	08/12/2025

This Statement of Information was prepared on: 03/04/2026