

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

5 CHANNELLE CLOSE 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Hampton Park

Period-from

01 Jan 2025

to

31 Dec 2025

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

5 EDSALL CLOSE HAMPTON PARK VIC 3976	\$818,000	11-Dec-25
8 CHISWICK COURT HAMPTON PARK VIC 3976	\$850,000	12-Aug-25
13 COTTAGE COURT HAMPTON PARK VIC 3976	\$828,000	05-Sep-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.~~

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**5 EDSALL CLOSE HAMPTON PARK
VIC 3976**

4 2 2

Sold Price

\$818,000

Sold Date

11-Dec-25

Distance

0.78km



**8 CHISWICK COURT HAMPTON
PARK VIC 3976**

4 2 2

Sold Price

\$850,000

Sold Date

12-Aug-25

Distance

0.87km



**13 COTTAGE COURT HAMPTON
PARK VIC 3976**

4 2 2

Sold Price

\$828,000

Sold Date

05-Sep-25

Distance

0.96km



**66 STRABANE WAY HAMPTON
PARK VIC 3976**

4 2 2

Sold Price

\$815,000

Sold Date

12-Aug-25

Distance

2.08km

RS = Recent sale

UN = Undisclosed Sale

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