

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 Toohey Close, Hampton Park Vic 3976

Indicative selling price

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

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

Median sale price

Median price \$700,000 Property Type House Suburb Hampton Park

Period - From 05/02/2025 to 04/02/2026 Source Property Data

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 | 41 Central Rd HAMPTON PARK 3976 | \$670,000 | 09/01/2026 |
| 2 | 6 Nilufa Ct HAMPTON PARK 3976 | \$670,000 | 03/12/2025 |
| 3 | 5 The Close HAMPTON PARK 3976 | \$700,500 | 26/09/2025 |

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: 05/02/2026 11:47



Property Type:
Agent Comments

Indicative Selling Price
\$620,000 - \$680,000
Median House Price
05/02/2025 - 04/02/2026: \$700,000

Comparable Properties



41 Central Rd HAMPTON PARK 3976 (REI/VG)

Agent Comments



Price: \$670,000
Method: Private Sale
Date: 09/01/2026
Property Type: House
Land Size: 574 sqm approx



6 Nilufa Ct HAMPTON PARK 3976 (REI/VG)

Agent Comments



Price: \$670,000
Method: Private Sale
Date: 03/12/2025
Property Type: House (Res)
Land Size: 357 sqm approx

5 The Close HAMPTON PARK 3976 (VG)

Agent Comments



Price: \$700,500
Method: Sale
Date: 26/09/2025
Property Type: House (Res)
Land Size: 480 sqm approx

Account - VICPROP | P: 03 8888 1011



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