

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

106 SHRIVES ROAD 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

\$735,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Hampton Park

Period-from

01 May 2025

to

30 Apr 2026

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

50 LANDSCAPE BOULEVARD HAMPTON PARK VIC 3976	\$742,500	21-Dec-25
26 LANDSCAPE BOULEVARD HAMPTON PARK VIC 3976	\$765,000	24-Jan-26
44 JUSTIN CIRCUIT HAMPTON PARK VIC 3976	\$809,000	25-Feb-26

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.~~

This Statement of Information was prepared on: 20 May 2026


**50 LANDSCAPE BOULEVARD
HAMPTON PARK VIC 3976**
 3  2  2

Sold Price

\$742,500

Sold Date

21-Dec-25

Distance

0.45km

**26 LANDSCAPE BOULEVARD
HAMPTON PARK VIC 3976**
 3  2  2

Sold Price

\$765,000

Sold Date

24-Jan-26

Distance

0.57km

**44 JUSTIN CIRCUIT HAMPTON
PARK VIC 3976**
 3  2  2

Sold Price

\$809,000

Sold Date

25-Feb-26

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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