

## 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

1/77 SPRINGFIELD CRESCENT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Hampton Park

Period-from

01 Sep 2024

to

31 Aug 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 3/45 CAIRNS ROAD HAMPTON PARK VIC 3976       | \$530,000 | 06-Aug-25 |
| 6/4 PAYDON WAY HAMPTON PARK VIC 3976         | \$560,730 | 03-Mar-25 |
| 25/132 SOMERVILLE ROAD HAMPTON PARK VIC 3976 | \$545,000 | 28-Mar-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.~~

This Statement of Information was prepared on: 02 September 2025



## 3/45 CAIRNS ROAD HAMPTON PARK VIC 3976

3 1 1

Sold Price

<sup>RS</sup>

**\$530,000**

Sold Date **06-Aug-25**

Distance **1.27km**



## 6/4 PAYDON WAY HAMPTON PARK VIC 3976

3 1 1

Sold Price

**\$560,730**

Sold Date **03-Mar-25**

Distance **1.15km**



## 25/132 SOMERVILLE ROAD HAMPTON PARK VIC 3976

3 1 2

Sold Price

**\$545,000**

Sold Date **28-Mar-25**

Distance **1.53km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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