

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Hampton Park

Period-from

01 Aug 2024

to

31 Jul 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

6/4 PAYDON WAY HAMPTON PARK VIC 3976

\$560,730

03-Mar-25

3/45 CAIRNS ROAD HAMPTON PARK VIC 3976

\$530,000

06-Aug-25

86 CAIRNS ROAD HAMPTON PARK VIC 3976

\$596,000

26-Feb-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: 22 August 2025



**6/4 PAYDON WAY HAMPTON
PARK VIC 3976**

 3  1  1

Sold Price **\$560,730** Sold Date **03-Mar-25**

Distance **1.15km**



**3/45 CAIRNS ROAD HAMPTON
PARK VIC 3976**

 3  1  1

Sold Price ^{RS} **\$530,000** Sold Date **06-Aug-25**

Distance **1.27km**



**86 CAIRNS ROAD HAMPTON PARK
VIC 3976**

 3  1  1

Sold Price **\$596,000** Sold Date **26-Feb-25**

Distance **1.6km**

RS = Recent sale

UN = Undisclosed Sale

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