

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

9 GARFIELD COURT 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

\$699,000

&

\$768,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,500

Property type

House

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

4 GANDIN COURT HAMPTON PARK VIC 3976	\$800,000	10-Jul-25
83 CORAL DRIVE HAMPTON PARK VIC 3976	\$750,000	26-Jun-25
25 BELLA CRESCENT HALLAM VIC 3803	\$725,000	18-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: 22 August 2025



4 GANDIN COURT HAMPTON PARK VIC 3976

4 2 2

^{RS} **\$800,000** Sold Date **10-Jul-25**

Distance **1.6km**



83 CORAL DRIVE HAMPTON PARK VIC 3976

4 2 2

^{RS} **\$750,000** Sold Date **26-Jun-25**

Distance **1.8km**



25 BELLA CRESCENT HALLAM VIC 3803

4 2 2

\$725,000 Sold Date **18-Mar-25**

Distance **1.49km**

RS = Recent sale

UN = Undisclosed Sale

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