

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

13 GREENWELL CLOSE 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Hampton Park

Period-from

01 Oct 2024

to

30 Sep 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

21 GREEN VALLEY CRESCENT HAMPTON PARK VIC 3976	690000	01-Oct-25
25 HARRIS STREET LYNBROOK VIC 3975	695000	14-Aug-25
27 HARRIS STREET LYNBROOK VIC 3975	630000	29-Sep-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.~~

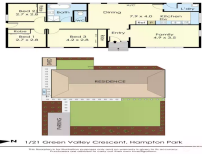
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21 GREEN VALLEY CRESCENT HAMPTON PARK VIC 3976

 2  1  1

Sold Price

^{RS}

690000

Sold Date

01-Oct-25

Distance

1.58km



25 HARRIS STREET LYNBROOK VIC 3975

 3  2  2

Sold Price

695000

Sold Date

14-Aug-25

Distance

1.13km



27 HARRIS STREET LYNBROOK VIC 3975

 3  2  2

Sold Price

^{RS}

630000

Sold Date

29-Sep-25

Distance

1.13km



3/51 THE GLADE HAMPTON PARK VIC 3976

 3  2  2

Sold Price

637500

Sold Date

15-Jun-25

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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