

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

2/23 MELISSA 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

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$586,000

Property type

Unit

Suburb

Hampton Park

Period-from

01 Feb 2025

to

31 Jan 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

1/77 SPRINGFIELD CRESCENT HAMPTON PARK VIC 3976	\$546,000	13-Sep-25
5/12 STELLATO PLACE HAMPTON PARK VIC 3976	\$575,000	02-Oct-25
16/4 PAYDON WAY HAMPTON PARK VIC 3976	\$565,000	05-Dec-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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Maddie Harris
P 9707 0556
M 0421 106 819
E maddie.harris@obrienrealestate.com.au



**1/77 SPRINGFIELD CRESCENT
HAMPTON PARK VIC 3976**

 3  1  1

Sold Price **\$546,000** Sold Date **13-Sep-25**

Distance **0.33km**



**5/12 STELLATO PLACE HAMPTON
PARK VIC 3976**

 3  2  1

Sold Price **\$575,000** Sold Date **02-Oct-25**

Distance **0.65km**



**16/4 PAYDON WAY HAMPTON
PARK VIC 3976**

 3  1  1

Sold Price **\$565,000** Sold Date **05-Dec-25**

Distance **1.46km**

RS = Recent sale **UN** = Undisclosed Sale

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