

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

17 CHERYL 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$698,500

Property type

House

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

11 HARVEY COURT HAMPTON PARK VIC 3976	\$730,000	16-Feb-26
14 KATHERINE COURT HAMPTON PARK VIC 3976	\$746,000	17-Nov-25
15 ORA STREET HAMPTON PARK VIC 3976	\$734,000	09-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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OBrien Real Estate

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11 HARVEY COURT HAMPTON PARK VIC 3976

3 1 2

Sold Price

^{RS}

\$730,000

Sold Date

16-Feb-26

Distance

0.81km



14 KATHERINE COURT HAMPTON PARK VIC 3976

3 1 2

Sold Price

\$746,000

Sold Date

17-Nov-25

Distance

0.2km



15 ORA STREET HAMPTON PARK VIC 3976

3 1 2

Sold Price

\$734,000

Sold Date

09-Dec-25

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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