

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

31/4 PAYDON WAY 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

\$540,000

&

\$590,000

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

16/4 PAYDON WAY HAMPTON PARK VIC 3976	\$565,000	05-Dec-25
34/4 PAYDON WAY HAMPTON PARK VIC 3976	\$580,000	09-Sep-25
32/4 PAYDON WAY HAMPTON PARK VIC 3976	\$613,000	04-Feb-26

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: 12 February 2026

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

 3  1  1

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

Distance **0km**



**34/4 PAYDON WAY HAMPTON
PARK VIC 3976**

 3  1  2

Sold Price **\$580,000** Sold Date **09-Sep-25**

Distance **0km**



**32/4 PAYDON WAY HAMPTON
PARK VIC 3976**

 3  1  2

Sold Price ^{RS} **\$613,000** Sold Date **04-Feb-26**

Distance **0km**

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

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