

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

3 Canungra Close, Hampton Park Vic 3976

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$640,000

&

\$704,000

Median sale price

Median price \$715,000

Property Type House

Suburb Hampton Park

Period - From 01/07/2025

to

30/09/2025

Source REIV

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 six 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	27 Pinnacle Way HAMPTON PARK 3976	\$690,000	02/10/2025
2	7 Millswyn Av HAMPTON PARK 3976	\$662,500	15/07/2025
3	8 Geraldine Dr HAMPTON PARK 3976	\$650,000	19/06/2025

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 six months.~~

This Statement of Information was prepared on:

27/10/2025 11:29



Property Type:
Agent Comments

Indicative Selling Price
\$640,000 - \$704,000
Median House Price
September quarter 2025: \$715,000

Comparable Properties

27 Pinnacle Way HAMPTON PARK 3976 (REI/VG)

Agent Comments



Price: \$690,000
Method: Private Sale
Date: 02/10/2025
Property Type: House (Res)
Land Size: 508 sqm approx



7 Millswyn Av HAMPTON PARK 3976 (REI/VG)

Agent Comments



Price: \$662,500
Method: Private Sale
Date: 15/07/2025
Property Type: House
Land Size: 594 sqm approx



8 Geraldine Dr HAMPTON PARK 3976 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 19/06/2025
Property Type: House
Land Size: 544 sqm approx

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