Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	3 Canungra Close, Hampton Park Vic 3976
Including suburb and	
postcode	

Indicative selling price

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

Range between \$640,000	&	\$704,000
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Median sale price

Median price	\$715,000	Pro	perty 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

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 comparableproperties 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





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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

Agent Comments

Agent Comments



7 Millswyn Av HAMPTON PARK 3976 (REI/VG)

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)





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

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222





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