

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

5 VALERIE 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Hampton Park

Period-from

01 Mar 2025

to

28 Feb 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

5 FARSKIENE PLACE HAMPTON PARK VIC 3976	\$800,000	16-Mar-26
8 WARANA DRIVE HAMPTON PARK VIC 3976	\$840,000	25-Feb-26
12 PRINCESS MARIA PLACE HAMPTON PARK VIC 3976	\$800,000	17-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.~~

This Statement of Information was prepared on: 24 March 2026



5 FARSKIENE PLACE HAMPTON PARK VIC 3976

3 2 2

Sold Price

^{RS} \$800,000

Sold Date

16-Mar-26

Distance

0.67km



8 WARANA DRIVE HAMPTON PARK VIC 3976

3 2 3

Sold Price

^{RS} \$840,000

Sold Date

25-Feb-26

Distance

1.29km



12 PRINCESS MARIA PLACE HAMPTON PARK VIC 3976

3 2 4

Sold Price

\$800,000

Sold Date

17-Dec-25

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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