

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 BATEMAN GROVE 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

\$810,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Hampton Park

Period-from

01 Jul 2025

to

30 Jun 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

9 THE EYRIE HAMPTON PARK VIC 3976	\$835,000	12-Apr-26
39 STRABANE WAY HAMPTON PARK VIC 3976	\$820,000	19-Apr-26
2 GREENLEA GROVE HAMPTON PARK VIC 3976	\$740,000	11-Apr-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.~~

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9 THE EYRIE HAMPTON PARK VIC 3976

4 2 2

Sold Price

\$835,000

Sold Date

12-Apr-26

Distance

0.29km



39 STRABANE WAY HAMPTON PARK VIC 3976

4 2 2

Sold Price

\$820,000

Sold Date

19-Apr-26

Distance

0.41km



2 GREENLEA GROVE HAMPTON PARK VIC 3976

4 2 2

Sold Price

\$740,000

Sold Date

11-Apr-26

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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