

## 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

9 TALBOT COURT HAMPTON PARK VIC 3976

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Hampton Park

Period-from

01 Aug 2025

to

31 Jul 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 ANDREW STREET HAMPTON PARK VIC 3976 | \$753,000 | 28-Mar-26 |
| 13 THE FAIRWAY HAMPTON PARK VIC 3976  | \$730,069 | 23-Jan-26 |
| 16 ORA STREET HAMPTON PARK VIC 3976   | \$750,000 | 27-Mar-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: 13 August 2026

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## 9 ANDREW STREET HAMPTON PARK VIC 3976

3 2 2

Sold Price **\$753,000** Sold Date **28-Mar-26**

Distance **0.36km**



## 13 THE FAIRWAY HAMPTON PARK VIC 3976

3 1 2

Sold Price **\$730,069** Sold Date **23-Jan-26**

Distance **0.38km**



## 16 ORA STREET HAMPTON PARK VIC 3976

3 1 2

Sold Price <sup>RS</sup> **\$750,000** Sold Date **27-Mar-26**

Distance **0.56km**

RS = Recent sale UN = Undisclosed Sale

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