

## 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

5/38 HAMPTON PARADE WEST FOOTSCRAY VIC 3012

### 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

\$260,000

&

\$280,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Jan 2025

to

31 Dec 2025

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

16/7-9 HATFIELD COURT WEST FOOTSCRAY VIC 3012	\$270,000	03-Sep-25
6/6 HATFIELD COURT WEST FOOTSCRAY VIC 3012	\$288,000	18-Aug-25
HATFIELD COURT WEST FOOTSCRAY VIC 3012	\$270,000	03-Sep-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: 19 January 2026



**16/7-9 HATFIELD COURT WEST  
FOOTSCRAY VIC 3012**

 1  1  1

Sold Price **\$270,000** Sold Date **03-Sep-25**

Distance **0.44km**

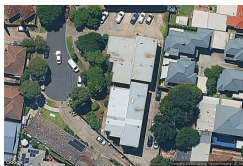


**6/6 HATFIELD COURT WEST  
FOOTSCRAY VIC 3012**

 1  1  1

Sold Price **\$288,000** Sold Date **18-Aug-25**

Distance **0.41km**



**HATFIELD COURT WEST  
FOOTSCRAY VIC 3012**

 1  -  -

Sold Price **\$270,000** Sold Date **03-Sep-25**

Distance **0.44km**

RS = Recent sale      UN = Undisclosed Sale

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