

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

2 LEWISHAM CLOSE 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Hampton Park

Period-from

01 May 2025

to

30 Apr 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

6 LEWISHAM CLOSE HAMPTON PARK VIC 3976	\$658,000	16-Apr-25
91 WARANA DRIVE HAMPTON PARK VIC 3976	\$670,000	03-Mar-26
84 WARANA DRIVE HAMPTON PARK VIC 3976	\$700,000	29-Oct-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.~~

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**6 LEWISHAM CLOSE HAMPTON
 PARK VIC 3976**

 3  1  2

Sold Price **\$658,000** Sold Date **16-Apr-25**

Distance **0.04km**



**91 WARANA DRIVE HAMPTON
 PARK VIC 3976**

 3  1  2

Sold Price ^{RS} **\$670,000** Sold Date **03-Mar-26**

Distance **0.16km**



**84 WARANA DRIVE HAMPTON
 PARK VIC 3976**

 3  1  2

Sold Price **\$700,000** Sold Date **29-Oct-25**

Distance **0.27km**

RS = Recent sale **UN** = Undisclosed Sale

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