

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 49 Somerville Road, Hampton Park 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 \$670,000 & \$730,000

Median sale price

Median price \$760,000.00 Apartment House Suburb Hampton Park

Period - From to Source RP Data

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 six 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
21 Cumberland Chase, Hampton Park 3976	\$800,000.00	07/10/2025
37 Ralph Crescent, Hampton Park 3976	\$750,000.00	26/1/2025
106 Cairns Road, Hampton Park 3976	\$730,000.000	31/10/2025

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 six months.

20 February 2026