

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**23 NIMBUS COURT, HAMPTON PARK, VIC**  3  2  1

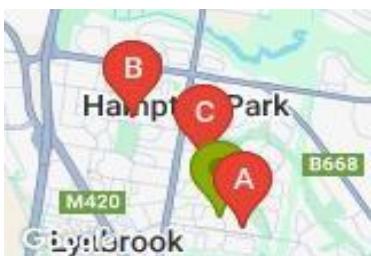
### Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

**Price Range: \$675,000 to \$710,000**

Provided by: Angelica Empay, Area Specialist Rapid

## MEDIAN SALE PRICE



**HAMPTON PARK, VIC, 3976**

### Suburb Median Sale Price (House)

**\$720,000**

01 July 2025 to 31 December 2025

Provided by: 

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



**74 HIGHMOUNT DR, HAMPTON PARK, VIC**  3  2  2

### Sale Price

**\$710,000**

Sale Date: 03/09/2025

YEAR BUILT: -

BUILDING AREA: -

LAND: 303 SQM

Distance from Property: 342m 



**31B WREN ST, HAMPTON PARK, VIC 3976**  3  2  1

### Sale Price

**\$710,000**

Sale Date: 20/08/2025

YEAR BUILT: 2023

BUILDING AREA: 126 SQM

LAND: 294 SQM

Distance from Property: 1.8km 



**6 MAYRUCK RISE, HAMPTON PARK, VIC 3976**  3  2  2

### Sale Price

**\$685,000**

Sale Date: 12/08/2025

YEAR BUILT: 1990

BUILDING AREA: 128 SQM

LAND: 471 SQM

Distance from Property: 843m 



# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting). The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

23 NIMBUS 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)

Price Range: \$675,000 to \$710,000

### Median sale price

Median price	\$720,000	Property type	House	Suburb	HAMPTON PARK
Period	01 July 2025 to 31 December 2025	Source			

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

#### Address of comparable property

#### Price

#### Date of sale

74 HIGHMOUNT DR, HAMPTON PARK, VIC 3976	\$710,000	03/09/2025
31B WREN ST, HAMPTON PARK, VIC 3976	\$710,000	20/08/2025
6 MAYRUCK RISE, HAMPTON PARK, VIC 3976	\$685,000	12/08/2025

This Statement of Information was prepared on:

13/01/2026