

STATEMENT OF INFORMATION

91 WARANA DRIVE, HAMPTON PARK, VIC 3976

PREPARED BY NICHAECLA DEMACID, AREA SPECIALIST RAPID

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



91 WARANA DRIVE, HAMPTON PARK, VIC  3  1  2

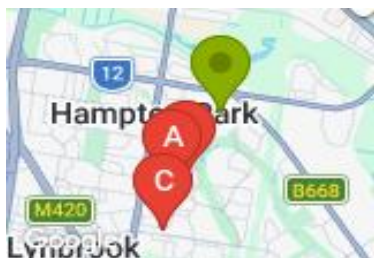
Indicative Selling Price

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

Price Range: \$640,000 to \$690,000

Provided by: Nichaella Demacrid, Area Specialist Rapid

MEDIAN SALE PRICE



HAMPTON PARK, VIC, 3976

Suburb Median Sale Price (House)

\$695,275

01 January 2025 to 31 December 2025

Provided by:  pricefinder

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 agent's representative considers to be most comparable to the property for sale.



12 CHERYL CRT, HAMPTON PARK, VIC 3976  3  1  2

Sale Price

\$665,000

Sale Date: 20/12/2025

Year Built: 1988

Land Size: 543 SQM

Building Area: 102 SQM

Distance from Property: 1.2km



51 SPRINGFIELD CRES, HAMPTON PARK, VIC  3  1  2

Sale Price

\$675,000

Sale Date: 23/10/2025

Year Built: 1988

Land Size: 545 SQM

Building Area: 102.84 SQM

Distance from Property: 1km



27 PINNACLE WAY, HAMPTON PARK, VIC  3  1  1

Sale Price

\$690,000

Sale Date: 17/09/2025

Year Built: 1993

Land Size: 508 SQM

Building Area: 121 SQM

Distance from Property: 1.8km



This report has been compiled on 27/01/2026 by Area Specialist Rapid. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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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**. 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 before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

91 WARANA DRIVE, HAMPTON PARK, VIC 3976

Indicative selling price

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

Price Range:

\$640,000 to \$690,000

Median sale price

Median price

\$695,275

Property type

House

Suburb

HAMPTON PARK

Period

01 January 2025 to 31 December 2025

Source

pricfinder

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

12 CHERYL CRT, HAMPTON PARK, VIC 3976	\$665,000	20/12/2025
51 SPRINGFIELD CRES, HAMPTON PARK, VIC 3976	\$675,000	23/10/2025
27 PINNACLE WAY, HAMPTON PARK, VIC 3976	\$690,000	17/09/2025

This Statement of Information was prepared on:

27/01/2026