

## 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

38 PARKLAND AVENUE HAMPTON PARK VIC 3976

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Hampton Park

Period-from

01 Aug 2024

to

31 Jul 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

1 PARKLAND AVENUE HAMPTON PARK VIC 3976	\$650,000	26-Jun-25
68 CAIRNS ROAD HAMPTON PARK VIC 3976	\$670,000	01-May-25
84 ROBJANT STREET HAMPTON PARK VIC 3976	\$675,000	03-Jun-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: 01 August 2025



**1 PARKLAND AVENUE HAMPTON  
PARK VIC 3976**

 3  1  2

Sold Price

<sup>RS</sup>

**\$650,000**

Sold Date

**26-Jun-25**

Distance

**0.29km**



**68 CAIRNS ROAD HAMPTON PARK  
VIC 3976**

 3  1  2

Sold Price

**\$670,000**

Sold Date

**01-May-25**

Distance

**0.58km**



**84 ROBJANT STREET HAMPTON  
PARK VIC 3976**

 3  1  2

Sold Price

<sup>RS</sup>

**\$675,000**

Sold Date

**03-Jun-25**

Distance

**0.89km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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