

## 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

115 OAKTREE DRIVE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Hampton Park

Period-from

01 Aug 2025

to

31 Jul 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 4 MOSIG COURT HAMPTON PARK VIC 3976      | \$744,000 | 15-Jul-26 |
| 31 NARELLAN DRIVE HAMPTON PARK VIC 3976  | \$760,000 | 23-Nov-25 |
| 11 SOMERVILLE ROAD HAMPTON PARK VIC 3976 | \$765,000 | 25-Nov-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: 13 August 2026

|                                                                                   |                                                                                     |                                                                                     |                                                                                     |                  |           |                  |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------|-----------|------------------|
|  | <b>4 MOSIG COURT HAMPTON PARK VIC 3976</b>                                          |                                                                                     | Sold Price                                                                          | <b>\$744,000</b> | Sold Date | <b>15-Jul-26</b> |
|                                                                                   |  3 |  2 |  3 |                  | Distance  | <b>1.7km</b>     |
|  | <b>31 NARELLAN DRIVE HAMPTON PARK VIC 3976</b>                                      |                                                                                     | Sold Price                                                                          | <b>\$760,000</b> | Sold Date | <b>23-Nov-25</b> |
|                                                                                   |  3 |  1 |  3 |                  | Distance  | <b>0.56km</b>    |
|  | <b>11 SOMERVILLE ROAD HAMPTON PARK VIC 3976</b>                                     |                                                                                     | Sold Price                                                                          | <b>\$765,000</b> | Sold Date | <b>25-Nov-25</b> |
|                                                                                   |  3 |  2 |  2 |                  | Distance  | <b>0.73km</b>    |

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

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