

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

2 BATEMAN GROVE HAMPTON PARK VIC 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

\$835,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Hampton Park

Period-from

01 Mar 2025

to

28 Feb 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

| | | |
|---|-----------|-----------|
| 19 NIRRINGA DRIVE HAMPTON PARK VIC 3976 | \$835,000 | 21-Oct-25 |
| 51 OLIVE ROAD HAMPTON PARK VIC 3976 | \$850,000 | 19-Dec-25 |
| 13 KELLER COURT HAMPTON PARK VIC 3976 | \$920,000 | 15-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: 26 March 2026


**19 NIRRINGA DRIVE HAMPTON
PARK VIC 3976**
 4  2  2

Sold Price

\$835,000

Sold Date

21-Oct-25

Distance

0.33km

**51 OLIVE ROAD HAMPTON PARK
VIC 3976**
 4  2  2

Sold Price

^{RS} **\$850,000**

Sold Date

19-Dec-25

Distance

0.63km

**13 KELLER COURT HAMPTON
PARK VIC 3976**
 4  2  2

Sold Price

\$920,000

Sold Date

15-Nov-25

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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