

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

3 BREYDON PLACE 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

\$740,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Hampton Park

Period-from

01 May 2025

to

30 Apr 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

1 AMY COURT HAMPTON PARK VIC 3976	\$745,000	18-May-26
6 BAEZ WAY HAMPTON PARK VIC 3976	\$785,000	22-Jan-26
4 BLACKWOOD DRIVE HAMPTON PARK VIC 3976	\$785,000	19-Feb-26

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: 28 May 2026



1 AMY COURT HAMPTON PARK VIC 3976 Sold Price

^{RS} **\$745,000** Sold Date **18-May-26**

 3  2  2

Distance **0.71km**



6 BAEZ WAY HAMPTON PARK VIC 3976 Sold Price

\$785,000 Sold Date **22-Jan-26**

 3  2  2

Distance **1.78km**



4 BLACKWOOD DRIVE HAMPTON PARK VIC 3976 Sold Price

Sold Date **19-Feb-26**

 3  2  2

Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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