

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

4 GRETTEL COURT 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Hampton Park

Period-from

01 Jun 2025

to

31 May 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
3 EMMA COURT HAMPTON PARK VIC 3976	\$788,000	21-Feb-26
16 BENAMBRA WAY HAMPTON PARK VIC 3976	\$700,000	18-Jun-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: 29 June 2026



1 AMY COURT HAMPTON PARK VIC 3976

Sold Price

^{RS}
\$745,000

Sold Date

18-May-26
 3

 2

 2

Distance

0.81km


3 EMMA COURT HAMPTON PARK VIC 3976

Sold Price

\$788,000

Sold Date

21-Feb-26
 3

 2

 2

Distance

0.61km


16 BENAMBRA WAY HAMPTON PARK VIC 3976

Sold Price

^{RS}
\$700,000

Sold Date

18-Jun-26
 3

 2

 2

Distance

1.6km
RS = Recent sale

UN = Undisclosed Sale

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