

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

8/36 HAMPTON PARADE WEST FOOTSCRAY VIC 3012

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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$449,000

Property type

Unit

Suburb

West Footscray

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

11/7 HATFIELD COURT WEST FOOTSCRAY VIC 3012	\$380,000	24-Apr-26
5/361 GEELONG ROAD KINGSVILLE VIC 3012	\$345,000	23-Jan-26
8/28 BISHOP STREET KINGSVILLE VIC 3012	\$372,000	22-Apr-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: 25 June 2026



11/7 HATFIELD COURT WEST FOOTSCRAY VIC 3012

2 1 1

Sold Price

^{RS}

\$380,000

Sold Date

24-Apr-26

Distance

0.42km



5/361 GEELONG ROAD KINGSVILLE VIC 3012

2 1 2

Sold Price

\$345,000

Sold Date

23-Jan-26

Distance

0.83km



8/28 BISHOP STREET KINGSVILLE VIC 3012

2 1 1

Sold Price

\$372,000

Sold Date

22-Apr-26

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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