

## 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

88 CAIRNS ROAD HAMPTON PARK VIC 3976

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$725,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Hampton Park

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 38 CLIVE STREET HAMPTON PARK VIC 3976 | \$660,500 | 03-Mar-25 |
| 3 WARANA DRIVE HAMPTON PARK VIC 3976  | \$700,000 | 19-May-25 |
| 26 AMBER DRIVE HAMPTON PARK VIC 3976  | \$720,000 | 05-Mar-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.~~

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**38 CLIVE STREET HAMPTON PARK  
VIC 3976**

Sold Price

<sup>RS</sup>

**\$660,500**

Sold Date

**03-Mar-25**



3



2



2

Distance

**0.82km**



**3 WARANA DRIVE HAMPTON  
PARK VIC 3976**

Sold Price

<sup>RS</sup>

**\$700,000**

<sup>UN</sup>

Sold Date

**19-May-25**



3



2



2

Distance

**1.38km**



**26 AMBER DRIVE HAMPTON PARK  
VIC 3976**

Sold Price

**\$720,000**

Sold Date

**05-Mar-25**



3



2



2

Distance

**1.7km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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