

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

2/65 OAKTREE DRIVE 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

\$570,000

&

\$627,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Hampton Park

Period-from

01 Apr 2025

to

31 Mar 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

| | | |
|--|-----------|-----------|
| 2/100 POUND ROAD HAMPTON PARK VIC 3976 | \$615,000 | 07-Aug-25 |
| 65 OAKTREE DRIVE HAMPTON PARK VIC 3976 | \$622,500 | 14-Feb-26 |
| 4 ASHFORD CLOSE HAMPTON PARK VIC 3976 | \$570,000 | 26-Aug-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: 08 April 2026


**2/100 POUND ROAD HAMPTON
PARK VIC 3976**
 3  2  1

Sold Price

\$615,000

 Sold Date **07-Aug-25**

 Distance **0.59km**

**65 OAKTREE DRIVE HAMPTON
PARK VIC 3976**
 3  1  1

Sold Price

\$622,500

 Sold Date **14-Feb-26**

 Distance **0.01km**

**4 ASHFORD CLOSE HAMPTON
PARK VIC 3976**
 4  2  1

Sold Price

\$570,000

 Sold Date **26-Aug-25**

 Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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