

## 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

14 DALVANA COURT HAMPTON PARK VIC 3976

### Indicative selling price

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

Single Price

or range  
between

\$730,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Hampton Park

Period-from

01 Sep 2025

to

31 Aug 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 10 KELLIE COURT HAMPTON PARK VIC 3976   | \$740,000 | 09-Jun-26 |
| 72 POUND ROAD HAMPTON PARK VIC 3976     | \$752,000 | 28-Apr-26 |
| 10 TRAWALLA COURT HAMPTON PARK VIC 3976 | \$780,000 | 05-Mar-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.~~

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**10 KELLIE COURT HAMPTON PARK VIC 3976** Sold Price **\$740,000** Sold Date **09-Jun-26**

 4  2  2

Distance **1.12km**



**72 POUND ROAD HAMPTON PARK VIC 3976** Sold Price **\$752,000** Sold Date **28-Apr-26**

 4  2  3

Distance **0.56km**



**10 TRAWALLA COURT HAMPTON PARK VIC 3976** Sold Price **\$780,000** Sold Date **05-Mar-26**

 4  2  1

Distance **0.88km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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