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	4/14-16 HAMPTON ROAD ESSENDON WEST VIC 3040

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	&	$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$835,250	Property type	Unit	Suburb	Essendon West
Period-from	01 Oct 2024	to	30 Sep 2025	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
5/389 BUCKLEY STREET ABERFELDIE VIC 3040	$590,000	12-Aug-25
5/8 ARTHUR STREET ABERFELDIE VIC 3040	$582,000	25-Apr-25
4/28A ABERFELDIE STREET ABERFELDIE VIC 3040	$590,000	24-Jun-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: 14 October 2025

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5/389 BUCKLEY STREET ABERFELDIE VIC 3040

2 1 1

Sold Price RS $590,000 Sold Date 12-Aug-25

Distance 0.74km



5/8 ARTHUR STREET ABERFELDIE VIC 3040

2 1 1

Sold Price $582,000 Sold Date 25-Apr-25

Distance 1.23km



4/28A ABERFELDIE STREET ABERFELDIE VIC 3040

2 1 1

Sold Price $590,000 Sold Date 24-Jun-25

Distance 1.83km

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

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