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	6 TATTERSON STREET 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	$730,000	&	$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$668,500	Property type	House	Suburb	Hampton Park
Period-from	01 Jun 2024	to	31 May 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
3 WINNIMA AVENUE HAMPTON PARK VIC 3976	$790,000	10-Apr-25
19 WINNIMA AVENUE HAMPTON PARK VIC 3976	$730,000	06-Mar-25
52 JUSTIN CIRCUIT HAMPTON PARK VIC 3976	$755,000	14-Feb-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: 16 June 2025

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3 WINNIMA AVENUE HAMPTON PARK VIC 3976

4 2 2

Sold Price **$790,000** Sold Date **10-Apr-25**

Distance **0.76km**



19 WINNIMA AVENUE HAMPTON PARK VIC 3976

4 2 2

Sold Price **$730,000** Sold Date **06-Mar-25**

Distance **0.87km**



52 JUSTIN CIRCUIT HAMPTON PARK VIC 3976

4 2 2

Sold Price **$755,000** Sold Date **14-Feb-25**

Distance **1.18km**

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

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