Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/39-41 Coral Drive Hampton Park, 3976

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$700,000 & $770,000

Median sale price

Median price	$585,000	Property Type	TOWNHOUSE	Suburb	HAMPTON PARK
Period - From	31-Jan-2025	to	31-Dec-2025	Source	realestate.com.au

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	74 Somerville Road, Hampton Park	$800,000	07-Nov-2025
2	3/3 Hayes Road, Hampton Park	$760,000	02-Dec-2025
3	2/56 Green Vally Crescent, Hampton Park	$700,000	07-Oct-2025

This statement of information was prepared on 01-May-2026 at 11:52:13 AM AEST