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	2/36 Narellan Drive Hampton Park, 3976

Indicative selling price

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

Range between	$460,000 & $500,000

Median sale price

Median price	$545,000	Property Type	UNIT	Suburb	HAMPTON PARK
Period - From	05-Sep-2025	to	01-Sep-2026	Source	REA

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	11/16-18 Regans Road, Hampton Park, Vic 3976	$483,400	29-Mar-2026
2	65A Pound Road, Hampton Park, Vic 3976	$540,000	24-Mar-2026
3	4/22 Somerville Road, Hampton Park, Vic 3976	$500,000	03-Mar-2026

This statement of information was prepared on 09-Sep-2026 at 12:12:53 PM AEST