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	38 Meredith Crescent, Hampton Park VIC 3976

Indicative selling price

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

Range between $760,000 & $836,000

Median sale price

Median price $674,000 Property Type House Suburb Hampton Park

Period - From 06/09/2024 to 05/03/2025 Source core_logic

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
24 Dewsbury Court Narre Warren South VIC 3805	$762,000	24/02/2025
19 Karoonda Way Hampton Park VIC 3976	$750,000	15/10/2024
46 Fordholm Road Hampton Park VIC 3976	$720,000	22/10/2024

This Statement of Information was prepared on: 06/03/2025