

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

7/4 PAYDON WAY 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Hampton Park

Period-from

01 May 2025

to

30 Apr 2026

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

17/4 PAYDON WAY HAMPTON PARK VIC 3976	\$571,000	12-Jun-25
26/4 PAYDON WAY HAMPTON PARK VIC 3976	\$590,000	27-Oct-25
31/4 PAYDON WAY HAMPTON PARK VIC 3976	\$605,000	05-Mar-26

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: 20 May 2026



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**17/4 PAYDON WAY HAMPTON
PARK VIC 3976**

3 1 1

Sold Price **\$571,000** Sold Date **12-Jun-25**

Distance **0km**



**26/4 PAYDON WAY HAMPTON
PARK VIC 3976**

4 1 1

Sold Price **\$590,000** Sold Date **27-Oct-25**

Distance **0km**



**31/4 PAYDON WAY HAMPTON
PARK VIC 3976**

3 1 1

Sold Price **\$605,000** Sold Date **05-Mar-26**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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