

# 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 Topaz Way, Hampton Park, VIC 3976

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$679,000

&

\$739,000

### Median sale price

Median price

\$670,000

Property Type

House

Suburb

Hampton Park (3976)

Period - From

01/02/2024

to

31/01/2025

Source

PropTrack

### Comparable property sales

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
55 CLIVE STREET, HAMPTON PARK VIC 3976	\$720,000	26/09/2024
3 NAJA CRESCENT, HAMPTON PARK VIC 3976	\$730,000	14/10/2024
16 LAUREN DRIVE, HAMPTON PARK VIC 3976	\$726,000	11/12/2024

This Statement of Information was prepared on: 05/02/2025