

## 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

20 DEWPOINT CRESCENT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$749,000

&

\$799,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Hampton Park

Period-from

01 Jul 2025

to

30 Jun 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 12 DEWPOINT CRESCENT HAMPTON PARK VIC 3976 | \$750,000 | 16-Apr-25 |
| 2 ALPHA CLOSE HAMPTON PARK VIC 3976        | \$780,000 | 29-Aug-25 |
| 34 HORIZON BOULEVARD HAMPTON PARK VIC 3976 | \$768,500 | 21-May-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: 06 July 2026


**12 DEWPOINT CRESCENT  
HAMPTON PARK VIC 3976**
 4  2  2

Sold Price

**\$750,000**

Sold Date

**16-Apr-25**

Distance

**0.07km**

**2 ALPHA CLOSE HAMPTON PARK  
VIC 3976**
 4  2  2

Sold Price

**\$780,000**

Sold Date

**29-Aug-25**

Distance

**0.14km**

**34 HORIZON BOULEVARD  
HAMPTON PARK VIC 3976**
 3  2  2

Sold Price

<sup>RS</sup>  
**\$768,500**

Sold Date

**21-May-26**

Distance

**0.22km**

**6 CIRRUS CLOSE HAMPTON PARK  
VIC 3976**
 4  2  2

Sold Price

**\$750,000**

Sold Date

**24-Dec-25**

Distance

**0.13km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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