Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2/86 Vines Road, Hamlyn Heights VIC 3215

Indicative selling price

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

Range between $580,000 & $620,000

Median sale price

Median price $577,500 Property Type Unit Suburb Hamlyn Heights

Period - From 22/07/2025 to 20/01/2026 Source Cotality™

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
4/83-85 Drysdale Avenue Hamlyn Heights VIC 3215	$620,000	24/12/2025
3/9 Toyne Avenue Hamlyn Heights VIC 3215	$560,000	20/09/2025
3/63 Sladen Street Hamlyn Heights VIC 3215	$600,000	08/12/2025

This Statement of Information was prepared on: 22/01/2026