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	1/282 Church Street, Hamlyn Heights VIC 3215

Indicative selling price

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

Range between $525,000 & $555,000

Median sale price

Median price $615,000 Property Type Unit Suburb Hamlyn Heights

Period - From 16/12/2025 to 15/06/2026 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 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
4/282 Church Street Hamlyn Heights VIC 3215	$541,000	23/01/2026
1A Colville Court Herne Hill VIC 3218	$551,000	05/05/2026
4/44 Volum Street Manifold Heights VIC 3218	$550,000	30/01/2026

This Statement of Information was prepared on: 16/06/2026