# 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<br>Including suburb and postcode | 49 Hamlyn Avenue, Hamlyn Heights VIC 3215 |

## Indicative selling price

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

Range between $785,000 & $825,000

## Median sale price

Median price $760,000 Property Type House Suburb Hamlyn Heights

Period - From 14/01/2026 to 13/07/2026 Source price_finder

## 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 |
|---|---|---|
| 18 Tahara Street Hamlyn Heights VIC | $810,000 | 21/01/2026 |
| 10 Kalimna Street Hamlyn Heights VIC | $805,000 | 21/02/2026 |
| 10 Everett Close Herne Hill VIC | $810,000 | 22/01/2026 |

This Statement of Information was prepared on: 15/07/2026