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	14 Tyrone Street, Hamlyn Heights VIC 3215

Indicative selling price

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

Range between $830,000 & $870,000

Median sale price

Median price $747,000 Property Type House Suburb Hamlyn Heights

Period - From 15/01/2026 to 14/07/2026 Source Cotality™

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

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

Address of comparable property	Price	Date of sale
40 Maple Crescent Bell Park VIC 3215	$862,000	11/03/2026
76 Calvert Street, Hamlyn Heights VIC 3215	$841,000	21/02/2026

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