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 or locality and postcode	81 Tahara Street, Hamlyn Heights Vic 3215

Indicative selling price

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

Range between $719,000 & $759,000

Median sale price

Median price $711,000 Property Type House Suburb Hamlyn Heights

Period - From 01/01/2024 to 31/12/2024 Source REIV

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 18 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
1	18 Hilltop St HERNE HILL 3218	$768,000	14/12/2024
2	75 Neil St BELL POST HILL 3215	$715,000	12/11/2024
3	43 Drysdale Av HAMLYN HEIGHTS 3215	$745,000	10/08/2024

OR

~~**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 18 months.~~

This Statement of Information was prepared on: 28/01/2025 15:10

81 Tahara Street, Hamlyn Heights Vic 3215



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Property Type: House (Previously Occupied - Detached)
Land Size: 874 sqm approx

Agent Comments

Indicative Selling Price
$719,000 - $759,000
Median House Price
Year ending December 2024: $711,000

Comparable Properties



18 Hilltop St HERNE HILL 3218 (REI)

3 1 1

Price: $768,000
Method: Sold Before Auction
Date: 14/12/2024
Property Type: House (Res)
Land Size: 640 sqm approx

Agent Comments

75 Neil St BELL POST HILL 3215 (VG)

3 - -

Price: $715,000
Method: Sale
Date: 12/11/2024
Property Type: House (Res)
Land Size: 631 sqm approx

Agent Comments



43 Drysdale Av HAMLYN HEIGHTS 3215 (REI/VG)

3 1 2

Price: $745,000
Method: Private Sale
Date: 10/08/2024
Property Type: House
Land Size: 674 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

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