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	2 Gladstone Street, Hamlyn Heights Vic 3215

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $497,000 Property Type Unit 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	2/17 Halstead Pl GEELONG WEST 3218	$530,000	23/12/2024
2	25b Deakin St BELL PARK 3215	$555,000	18/10/2024
3	1/5 Alvena Ct BELL PARK 3215	$507,000	10/07/2024

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 11:42

2 Gladstone Street, Hamlyn Heights Vic 3215



2 1 1

Rooms: 5
Property Type: Townhouse (Single)
Land Size: 203 sqm approx

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
Year ending December 2024: $497,000

Comparable Properties



2/17 Halstead Pl GEELONG WEST 3218 (REI)

2 1 1

Price: $530,000
Method: Private Sale
Date: 23/12/2024
Property Type: Apartment

Agent Comments



25b Deakin St BELL PARK 3215 (VG)

2 - -

Price: $555,000
Method: Sale
Date: 18/10/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



1/5 Alvena Ct BELL PARK 3215 (REI/VG)

2 1 1

Price: $507,000
Method: Private Sale
Date: 10/07/2024
Property Type: Unit
Land Size: 248 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

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