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	9 Drysdale Avenue, Hamlyn Heights VIC 3215

Indicative selling price

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

Range between $510,000 & $550,000

Median sale price

Median price $717,500 Property Type House Suburb Hamlyn Heights

Period - From 28/11/2024 to 27/05/2025 Source price_finder

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
2 Gladstone Street Hamlyn Heights VIC	$546,000	07/02/2025
3 Macarthur Avenue Hamlyn Heights VIC	$530,000	14/04/2025

This Statement of Information was prepared on: 28/05/2025