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	21 Sycamore Street, Hamlyn Heights VIC 3215

Indicative selling price

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

Range between $780,000 & $820,000

Median sale price

Median price $710,000 Property Type House Suburb Hamlyn Heights

Period - From 07/10/2024 to 07/04/2025 Source price_finder

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 eighteen 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
256 Church Street Hamlyn Heights VIC	$780,000	12/12/2024
27 Logan Street Hamlyn Heights VIC	$773,000	20/02/2025
268 Church Street Hamlyn Heights VIC	$830,000	06/02/2025

This Statement of Information was prepared on: 08/04/2025