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<br>Including suburb and postcode | 1/41 Logan Street, Hamlyn Heights VIC 3215 |

## Indicative selling price

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

Range between $595,000 & $650,000

## Median sale price

Median price $510,000 Property Type Unit Suburb Hamlyn Heights

Period - From 21/11/2024 to 20/05/2025 Source core_logic

## 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 |
|---|---|---|
| 25 Beulah Street Hamlyn Heights VIC 3215 | $625,000 | 03/05/2025 |
| 1/42 Itkeston Street Herne Hill VIC 3218 | $630,000 | 27/03/2025 |
| 1/32-34 Noble Street Newtown VIC 3220 | $630,000 | 17/04/2025 |

This Statement of Information was prepared on: 21/05/2025