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	11 Highview Parade, Hamlyn Heights VIC 3215

Indicative selling price

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

Range between $945,000 & $1,035,000

Median sale price

Median price $722,000 Property Type House Suburb Hamlyn Heights

Period - From 10/03/2025 to 09/09/2025 Source Cotality™

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
17-18 Mossgiel Court Hamlyn Heights VIC 3215	$960,000	07/06/2025
11 Knight Avenue Herne Hill VIC 3218	$970,000	18/04/2025
1C Carmichael Avenue Newtown VIC 3220	$990,000	31/03/2025

This Statement of Information was prepared on: 10/09/2025