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	36 Stoddart Street, Hamlyn Heights VIC 3215

Indicative selling price

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

Range between $700,000 & $750,000

Median sale price

Median price $702,500 Property Type House Suburb Hamlyn Heights

Period - From 20/02/2025 to 19/08/2025 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
3 Gladstone Street Hamlyn Heights VIC 3215	$720,000	02/08/2025
19 Belcher Street Hamlyn Heights VIC 3215	$715,000	20/06/2025
1 Gladstone Street Hamlyn Heights VIC 3215	$730,000	14/06/2025

This Statement of Information was prepared on: 20/08/2025