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	3 BAYLEY STREET HAMILTON VIC 3300

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$460,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$282,500	Property type	Land	Suburb	Hamilton
Period-from	01 Aug 2024	to	31 Jul 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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
40 MCINTYRE STREET HAMILTON VIC 3300	$440,000	14-Aug-25
3 DAVID STREET HAMILTON VIC 3300	$440,000	27-May-25
9 SKENE STREET HAMILTON VIC 3300	$455,000	23-Apr-25

OR

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 18 months.~~

This Statement of Information was prepared on: 27 August 2025

Professionals

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40 MCINTYRE STREET HAMILTON VIC 3300

3 1 1

Sold Price RS $440,000 Sold Date 14-Aug-25

Distance 1.5km



3 DAVID STREET HAMILTON VIC 3300

3 1 2

Sold Price $440,000 Sold Date 27-May-25

Distance 3.1km



9 SKENE STREET HAMILTON VIC 3300

3 1 3

Sold Price $455,000 Sold Date 23-Apr-25

Distance 1.32km

RS = Recent sale **UN** = Undisclosed Sale

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