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 or locality and postcode	26 Alkoomi Avenue, Hamlyn Heights Vic 3215

Indicative selling price

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

Range between $780,000 & $850,000

Median sale price

Median price $750,000 Property Type House Suburb Hamlyn Heights

Period - From 01/07/2025 to 30/09/2025 Source REIV

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
1	25 Sheridan St HAMLYN HEIGHTS 3215	$790,000	11/10/2025
2	45 Cara Rd HIGHTON 3216	$855,000	15/08/2025
3	83 Reigate Rd HIGHTON 3216	$830,000	17/06/2025

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: 12/12/2025 15:24

26 Alkoomi Avenue, Hamlyn Heights Vic 3215

JellisCraig



3 1 2

Property Type: House
Land Size: 764 sqm approx

Agent Comments

Indicative Selling Price
$780,000 - $850,000
Median House Price
September quarter 2025: $750,000

Comparable Properties



25 Sheridan St HAMLYN HEIGHTS 3215 (REI)

3 1 1

Price: $790,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 765 sqm approx

Agent Comments



45 Cara Rd HIGHTON 3216 (REI/VG)

3 1 2

Price: $855,000
Method: Private Sale
Date: 15/08/2025
Property Type: House
Land Size: 768 sqm approx

Agent Comments



83 Reigate Rd HIGHTON 3216 (REI)

3 1 1

Price: $830,000
Method: Private Sale
Date: 17/06/2025
Property Type: House
Land Size: 734 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

REIV THE DIFFERENCE

propertydata .com.au

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