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	32 Hamlyn Avenue, Hamlyn Heights VIC 3215

Indicative selling price

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

Range between $529,000 & $569,000

Median sale price

Median price $745,000 Property Type House Suburb Hamlyn Heights

Period - From 27/07/2025 to 26/01/2026 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
1/10 MATLOCK ST, HERNE HILL	$560,000	08/09/2025
1/5 Stoddart Street, Hamlyn Heights	$585,000	24/10/2025
65 Lily Street, Hamlyn Heights	$596,500	15/10/2025

This Statement of Information was prepared on: 27/01/2026