

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

5 BREE ROAD 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 \$220,000 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price \$205,000 Property type Land Suburb Hamilton

Period-from 01 Oct 2024 to 30 Sep 2025 Source Cottality

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
298-300 GRAY STREET HAMILTON VIC 3300	\$250,000	21-May-25
344 NORTH BOUNDARY ROAD HAMILTON VIC 3300	\$145,000	12-May-25
109 RIPPON ROAD HAMILTON VIC 3300	\$205,000	05-Jun-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:

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