

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

40 DICKENS 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

\$499,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

House

Suburb

Hamilton

Period-from

01 Dec 2024

to

30 Nov 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

9 MARTIN STREET HAMILTON VIC 3300	\$520,000	05-Apr-25
125 LONSDALE STREET HAMILTON VIC 3300	\$480,000	22-May-25
8 CARMICHAEL STREET HAMILTON VIC 3300	\$510,000	12-Aug-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: 02 December 2025



9 MARTIN STREET HAMILTON VIC 3300

Sold Price

\$520,000

Sold Date

05-Apr-25



3



1



1

Distance

1.63km



125 LONSDALE STREET HAMILTON VIC 3300

Sold Price

\$480,000

Sold Date

22-May-25



4



1



2

Distance

0.89km



8 CARMICHAEL STREET HAMILTON VIC 3300

Sold Price

\$510,000

Sold Date

12-Aug-25



3



1



1

Distance

1.66km



8 TATLOCK STREET HAMILTON VIC 3300

Sold Price

^{RS} **\$505,000**

Sold Date

19-Sep-25



3



1



2

Distance

2.67km

RS = Recent sale

UN = Undisclosed Sale

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