

# 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

49 Hamlyn Avenue, Hamlyn Heights VIC 3215

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$795,000

&

\$865,000

### Median sale price

Median price

\$750,000

Property Type

House

Suburb

Hamlyn Heights

Period - From

09/12/2025

to

09/06/2026

Source

price\_finder

### 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
34 Heytesbury Street Herne Hill VIC	\$855,000	22/12/2025
22 June Avenue Hamlyn Heights VIC	\$840,000	21/02/2026
10 Kalimna Street Hamlyn Heights VIC	\$805,000	21/02/2026

This Statement of Information was prepared on:

10/06/2026