

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

LOT S3/8449 HAMILTON HIGHWAY 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

\$489,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$267,500

Property type

Land

Suburb

Hamilton

Period-from

01 Jun 2025

to

31 May 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 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
42 BELLA VISTA PLACE HAMILTON VIC 3300	\$265,000	24-Feb-25
238-242 BALLARAT ROAD HAMILTON VIC 3300	\$280,000	15-Mar-24

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: 24 June 2026


**298-300 GRAY STREET HAMILTON
VIC 3300**

Sold Price

\$250,000

Sold Date

21-May-25


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Distance

1.78km

**42 BELLA VISTA PLACE HAMILTON
VIC 3300**

Sold Price

\$265,000

Sold Date

24-Feb-25


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Distance

2.3km

**238-242 BALLARAT ROAD
HAMILTON VIC 3300**

Sold Price

\$280,000

Sold Date

15-Mar-24


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Distance

1.17km
RS = Recent sale

UN = Undisclosed Sale

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