

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

74 MT BAIMBRIDGE 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

\$509,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

House

Suburb

Hamilton

Period-from

01 Feb 2025

to

31 Jan 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

1 WILLIAM COURT HAMILTON VIC 3300	\$510,000	07-Jan-26
2 KENT MANOR HAMILTON VIC 3300	\$545,000	21-Oct-25
164 MT BAIMBRIDGE ROAD HAMILTON VIC 3300	\$460,000	14-Nov-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: 23 February 2026


**1 WILLIAM COURT HAMILTON VIC
3300**
 3
  1
  2

Sold Price

\$510,000

Sold Date

07-Jan-26

Distance

0.81km

**2 KENT MANOR HAMILTON VIC
3300**
 3
  2
  2

Sold Price

\$545,000

Sold Date

21-Oct-25

Distance

0.83km

**164 MT BAIMBRIDGE ROAD
HAMILTON VIC 3300**
 3
  2
  2

Sold Price

\$460,000

Sold Date

14-Nov-25

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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