

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

1/4 Willana Avenue, Hamlyn Heights VIC 3215

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$579,000

&

\$629,000

Median sale price

Median price

\$750,000

Property Type

House

Suburb

Hamlyn Heights

Period - From

18/12/2025

to

18/06/2026

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
129 Vines Road Hamlyn Heights VIC	\$587,000	25/03/2026
1/19 Synnott St Hamlyn Heights Vic 3215	\$580,000	20/04/2026
9 Derby Road Herne Hill VIC	\$620,000	23/02/2026

This Statement of Information was prepared on:

19/06/2026