

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

17-18 Mossgiel Court, Hamlyn Heights VIC 3215

Indicative selling price

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

Range between

\$899,000

&

\$949,000

Median sale price

Median price

\$717,500

Property Type

House

Suburb

Hamlyn Heights

Period - From

25/11/2024

to

24/05/2025

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
5 Chaucer Street Hamlyn Heights VIC	\$895,000	15/01/2025
21 Acacia Street Hamlyn Heights VIC	\$890,000	13/03/2025
28 Rowe Street Hamlyn Heights VIC	\$890,000	16/12/2024

This Statement of Information was prepared on:

26/05/2025