

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

2/5 Waiora Avenue, Hamlyn Heights VIC 3215

Indicative selling price

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

Range between

\$699,000

&

\$739,000

Median sale price

Median price

\$585,000

Property Type

Unit

Suburb

Hamlyn Heights

Period - From

22/10/2025

to

21/04/2026

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 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
3/17 Toyne Avenue Hamlyn Heights VIC 3215	\$740,000	24/02/2026
16 Pride Avenue, Hamlyn Heights	\$715,000	13/03/2026
1/130 McCurdy Road, Herne Hill	\$706,000	28/02/2026

This Statement of Information was prepared on:

22/04/2026