

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/21 Calvert Street, Hamlyn Heights VIC 3215

Indicative selling price

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

Range between

\$475,000

&

\$520,000

Median sale price

Median price

\$585,000

Property Type

Unit

Suburb

Hamlyn Heights

Period - From

17/09/2025

to

16/03/2026

Source

Cotality™

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
2/6 Strachan Avenue Manifold Heights VIC 3218	\$495,000	31/10/2025
2/118 Isabella Street Geelong West VIC 3218	\$497,500	11/11/2025
6/43 Church Street Geelong West VIC 3218	\$515,000	06/12/2025

This Statement of Information was prepared on:

17/03/2026