

## 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

8 MILLER CRESCENT HAMILTON VIC 3300

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$435,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$418,950

Property type

House

Suburb

Hamilton

Period-from

01 May 2025

to

30 Apr 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

40 MCPHEE STREET HAMILTON VIC 3300	\$431,000	26-Feb-26
12 ELIZABETH STREET HAMILTON VIC 3300	\$420,000	12-Mar-25
2 CLIFFORD STREET HAMILTON VIC 3300	\$440,000	23-Jan-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: 26 May 2026


**40 MCPHEE STREET HAMILTON  
VIC 3300**
 3  1  1

Sold Price

**\$431,000**

 Sold Date **26-Feb-26**

Distance

**0.1km**

**12 ELIZABETH STREET HAMILTON  
VIC 3300**
 3  1  2

Sold Price

**\$420,000**

 Sold Date **12-Mar-25**

Distance

**0.25km**

**2 CLIFFORD STREET HAMILTON  
VIC 3300**
 3  1  2

Sold Price

**\$440,000**

 Sold Date **23-Jan-25**

Distance

**0.93km**

RS = Recent sale

UN = Undisclosed Sale

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