

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 WAIORA AVENUE HAMLYN HEIGHTS VIC 3215

Indicative selling price

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

Single Price

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,500

Property type

Unit

Suburb

Hamlyn Heights

Period-from

01 Aug 2025

to

31 Jul 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

1/114 VINES ROAD HAMLYN HEIGHTS VIC 3215	\$610,000	27-Jun-26
2/156 BALLARAT ROAD HAMLYN HEIGHTS VIC 3215	\$601,000	24-Mar-26
1/1 ALKOOMI AVENUE HAMLYN HEIGHTS VIC 3215	\$600,050	11-Jul-26

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: 11 August 2026



**1/114 VINES ROAD HAMLYN
HEIGHTS VIC 3215**

 2  2  1

Sold Price

^{RS}

\$610,000

Sold Date

27-Jun-26

Distance

0.22km



**2/156 BALLARAT ROAD HAMLYN
HEIGHTS VIC 3215**

 2  1  1

Sold Price

\$601,000

Sold Date

24-Mar-26

Distance

0.43km



**1/1 ALKOOMI AVENUE HAMLYN
HEIGHTS VIC 3215**

 2  1  1

Sold Price

^{RS}

\$600,050

Sold Date

11-Jul-26

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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