

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

164 MT BAIMBRIDGE ROAD HAMILTON VIC 3300

Indicative selling price

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

Single Price

\$465,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$240,500

Property type

Land

Suburb

Hamilton

Period-from

01 Sep 2024

to

31 Aug 2025

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

3 DAVID STREET HAMILTON VIC 3300	\$440,000	27-May-25
7 ELMORE STREET HAMILTON VIC 3300	\$440,000	30-Apr-24
40 MCMILLAN STREET HAMILTON VIC 3300	\$410,000	18-Apr-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: 10 September 2025



3 DAVID STREET HAMILTON VIC 3300

Sold Price

\$440,000

Sold Date

27-May-25
 3

 1

 2

Distance

0.34km


7 ELMORE STREET HAMILTON VIC 3300

Sold Price

Sold Date

30-Apr-24
 3

 2

 2

Distance

0.61km


40 MCMILLAN STREET HAMILTON VIC 3300

Sold Price

\$410,000

Sold Date

18-Apr-25
 3

 2

 3

Distance

2.99km
RS = Recent sale

UN = Undisclosed Sale

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