

# 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

7/12 Mary Street, Hamlyn Heights, Vic 3215

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$349,000

&

\$369,000

### Median sale price

Median price

\$582,500

Property type

Unit

Suburb

Hamlyn Heights

Period - From

01/06/2025

to

31/05/2026

Source



PropTrack

### 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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
13 Coxon Parade, North Geelong, VIC 3215	\$340,000	28/06/2025
4/255 Church Street, Herne Hill, VIC 3218	\$348,000	18/12/2025
2/26 Wirksworth Street, Herne Hill, VIC 3218	\$372,000	04/12/2025

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 eighteen months.

This Statement of Information was prepared on: 29/06/2026