

# 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 May Street, Hamlyn Heights VIC 3215

### Indicative selling price

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

Range between

\$670,000

&

\$710,000

### Median sale price

Median price

\$708,500

Property Type

House

Suburb

Hamlyn Heights

Period - From

04/09/2024

to

03/03/2025

Source

core\_logic

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
8 Maurice Street Herne Hill VIC 3218	\$672,000	16/11/2024
16 Tahara Street Hamlyn Heights VIC 3215	\$687,000	18/12/2024
6 Joyce Parade Herne Hill VIC 3218	\$702,500	06/11/2024

This Statement of Information was prepared on:

05/03/2025