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

19 WINDSOR DRIVE 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	\$775,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$385,000	Prop	erty type		House	Suburb	Hamilton
Period-from	01 Jul 2024	to	30 Jun 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 KATHERINE COURT HAMILTON VIC 3300	\$715,000	10-Mar-25
179 NORTH BOUNDARY ROAD HAMILTON VIC 3300	\$793,000	07-Feb-25
18 LONSDALE STREET HAMILTON VIC 3300	\$745,000	18-Dec-24

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.

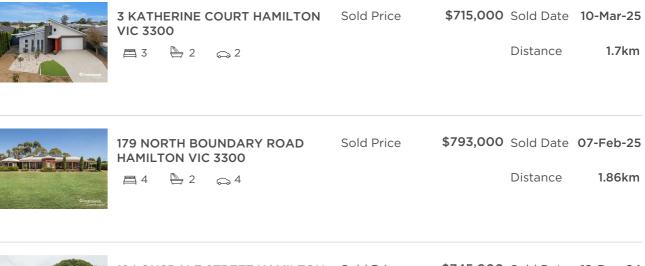
This Statement of Information was prepared on: 23 July 2025



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18 LONSDALE STREET HAMILTON VIC 3300		Sold Price	\$745,000	Sold Date	18-Dec-24	
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RS = Recent sale UN = Undisclosed Sale

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