

# 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

12b Willana Avenue, 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

\$485,000

&

\$515,000

### Median sale price

Median price

\$550,000

Property Type

Unit

Suburb

Hamlyn Heights

Period - From

09/01/2025

to

08/07/2025

Source

price\_finder

### 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
2/20 Osborne Avenue North Geelong VIC	\$523,000	14/02/2025
1/147 Vines Road Hamlyn Heights VIC	\$495,000	28/01/2025
2/42 Weddell Road North Geelong VIC	\$485,000	07/05/2025

This Statement of Information was prepared on:

09/07/2025