

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

12 DUKE AVENUE 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

\$339,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,000

Property type

House

Suburb

Hamilton

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

7 SHILCOCK STREET HAMILTON VIC 3300	\$349,000	06-Nov-24
17 HYLAND STREET HAMILTON VIC 3300	\$345,000	05-May-25
18 COULTER AVENUE HAMILTON VIC 3300	\$310,000	24-Apr-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: 04 July 2025



7 SHILCOCK STREET HAMILTON VIC 3300

 4  1  1

Sold Price

\$349,000

Sold Date **06-Nov-24**

Distance

0.17km



17 HYLAND STREET HAMILTON VIC 3300

 3  2  2

Sold Price

\$345,000

Sold Date **05-May-25**

Distance

0.29km



18 COULTER AVENUE HAMILTON VIC 3300

 3  1  -

Sold Price

\$310,000

Sold Date **24-Apr-24**

Distance

2.11km

RS = Recent sale

UN = Undisclosed Sale

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