

## 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

38 BYRON STREET HAMILTON VIC 3300

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$455,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$380,000

Property type

House

Suburb

Hamilton

Period-from

01 Mar 2024

to

28 Feb 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

17 ELIZABETH STREET HAMILTON VIC 3300	\$455,000	19-Apr-24
2 CLIFFORD STREET HAMILTON VIC 3300	\$440,000	23-Jan-25
37 VICTORIA STREET HAMILTON VIC 3300	\$438,000	26-Aug-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.~~

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**17 ELIZABETH STREET HAMILTON  
VIC 3300**

3 1 2

Sold Price

**\$455,000**

Sold Date

**19-Apr-24**

Distance

**0.77km**



**2 CLIFFORD STREET HAMILTON  
VIC 3300**

3 1 2

Sold Price

**\$440,000**

Sold Date

**23-Jan-25**

Distance

**0.98km**



**37 VICTORIA STREET HAMILTON  
VIC 3300**

3 2 2

Sold Price

**\$438,000**

Sold Date

**26-Aug-24**

Distance

**0.98km**

RS = Recent sale

UN = Undisclosed Sale

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