

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

26 MCPHEE STREET 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

or range
between

\$230,000

&

\$250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

House

Suburb

Hamilton

Period-from

01 Jan 2025

to

31 Dec 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

7 MILLER CRESCENT HAMILTON VIC 3300	\$250,000	23-Sep-24
135 COLERAINE ROAD HAMILTON VIC 3300	\$255,111	12-Nov-25
74 STEPHEN STREET HAMILTON VIC 3300	\$260,000	13-May-25

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: 25 January 2026



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**7 MILLER CRESCENT HAMILTON
VIC 3300**

3 - -

Sold Price

\$250,000

Sold Date

23-Sep-24

Distance

0.1km



**135 COLERAINE ROAD HAMILTON
VIC 3300**

3 1 2

Sold Price

\$255,111

Sold Date

12-Nov-25

Distance

0.17km



**74 STEPHEN STREET HAMILTON
VIC 3300**

3 1 2

Sold Price

\$260,000

Sold Date

13-May-25

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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