

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

8 TENNYSON 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

\$420,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,500

Property type

House

Suburb

Hamilton

Period-from

01 Apr 2025

to

31 Mar 2026

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
19 SMITH STREET HAMILTON VIC 3300	\$400,000	06-Oct-25
12 GOLDSMITH STREET HAMILTON VIC 3300	\$427,000	20-Feb-26
12 ELIZABETH STREET HAMILTON VIC 3300	\$420,000	12-Mar-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.

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consumer.vic.gov.au





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19 SMITH STREET HAMILTON VIC
3300

3 1 3

Sold Price

\$400,000

Sold Date **06-Oct-25**

Distance **0.3km**



12 GOLDSMITH STREET HAMILTON
VIC 3300

3 1 1

Sold Price

\$427,000

Sold Date **20-Feb-26**

Distance **0.48km**



12 ELIZABETH STREET HAMILTON
VIC 3300

3 1 2

Sold Price

\$420,000

Sold Date **12-Mar-25**

Distance **0.63km**

RS = Recent sale UN = Undisclosed Sale

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