

## 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

2/22 BROWN STREET HAMILTON VIC 3300

### Indicative selling price

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

Single Price

\$235,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$297,500

Property type

Unit

Suburb

Hamilton

Period-from

01 Jun 2025

to

31 May 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

1/22 BROWN STREET HAMILTON VIC 3300	\$230,000	04-Aug-25
4/22 BROWN STREET HAMILTON VIC 3300	\$247,000	17-Nov-25
6/16 MT BAIMBRIDGE ROAD HAMILTON VIC 3300	\$235,000	15-Oct-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: 26 June 2026



Dion McFarlane  
P 0355516610  
M 0428598354  
E dion.mcfarlane@elders.com.au



**1/22 BROWN STREET HAMILTON  
VIC 3300**

2 1 -

Sold Price **\$230,000** Sold Date **04-Aug-25**

Distance **0km**



**4/22 BROWN STREET HAMILTON  
VIC 3300**

1 1 -

Sold Price **\$247,000** Sold Date **17-Nov-25**

Distance **0km**



**6/16 MT BAIMBRIDGE ROAD  
HAMILTON VIC 3300**

2 1 1

Sold Price **\$235,000** Sold Date **15-Oct-25**

Distance **1.36km**

RS = Recent sale      UN = Undisclosed Sale

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