

## 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

50 DICKENS 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

\$465,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$417,900

Property type

House

Suburb

Hamilton

Period-from

01 Jul 2025

to

30 Jun 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

40 DICKENS STREET HAMILTON VIC 3300	\$490,000	03-Mar-26
49 HORNER STREET HAMILTON VIC 3300	\$445,000	17-Mar-26
71 GORDON STREET HAMILTON VIC 3300	\$470,000	05-Apr-26

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: 08 July 2026



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**40 DICKENS STREET HAMILTON  
VIC 3300**

3 1 2

Sold Price **\$490,000** Sold Date **03-Mar-26**

Distance **0.1km**



**49 HORNER STREET HAMILTON  
VIC 3300**

3 1 -

Sold Price **\$445,000** Sold Date **17-Mar-26**

Distance **0.41km**



**71 GORDON STREET HAMILTON  
VIC 3300**

3 1 1

Sold Price **\$470,000** Sold Date **05-Apr-26**

Distance **0.9km**

RS = Recent sale      UN = Undisclosed Sale

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