

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

13 LEOPOLD AVENUE 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

\$398,000

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

3 WELLS STREET HAMILTON VIC 3300	\$390,000	15-Oct-25
10 LEAHY STREET HAMILTON VIC 3300	\$390,000	26-Mar-26
6 HECTOR STREET HAMILTON VIC 3300	\$390,000	23-Feb-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.~~

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**3 WELLS STREET HAMILTON VIC
3300**

Sold Price

\$390,000

Sold Date

15-Oct-25

 3  1  1

Distance

0.15km



**10 LEAHY STREET HAMILTON VIC
3300**

Sold Price

Sold Date

26-Mar-26

 3  1  1

Distance

0.46km



**6 HECTOR STREET HAMILTON VIC
3300**

Sold Price

Sold Date

23-Feb-26

 2  1  2

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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