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	2/87 TAHARA STREET HAMLYN HEIGHTS VIC 3215

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	$520,000	&	$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$605,500	Property type	Unit	Suburb	Hamlyn Heights
Period-from	01 Aug 2025	to	31 Jul 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
2/327 CHURCH STREET HERNE HILL VIC 3218	$525,000	28-Mar-25
4/282 CHURCH STREET HAMLYN HEIGHTS VIC 3215	$541,000	23-Jan-26
1/282 CHURCH STREET HAMLYN HEIGHTS VIC 3215	$525,000	26-Jun-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: 18 August 2026

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2/327 CHURCH STREET HERNE HILL VIC 3218

2 1 1

Sold Price **$525,000** Sold Date **28-Mar-25**

Distance **0.95km**

4/282 CHURCH STREET HAMLYN HEIGHTS VIC 3215

2 1 1

Sold Price **$541,000** Sold Date **23-Jan-26**

Distance **1.09km**

1/282 CHURCH STREET HAMLYN HEIGHTS VIC 3215

2 1 1

Sold Price RS **$525,000** Sold Date **26-Jun-26**

Distance **1.1km**

RS = Recent sale **UN** = Undisclosed Sale

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