

# **STATEMENT OF INFORMATION**

140 VINES ROAD, HAMLYN HEIGHTS, VIC 3215

PREPARED BY ROSA ROMANO, WEST END REAL ESTATE, PHONE: 0411 240 144

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**140 VINES ROAD, HAMLYN HEIGHTS, VIC**  3  1  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$579,000 to \$619,000**

Provided by: Rosa Romano, West End Real Estate

## MEDIAN SALE PRICE



**HAMLYN HEIGHTS, VIC, 3215**

Suburb Median Sale Price (House)

**\$750,000**

01 April 2025 to 31 March 2026

Provided by: 

## COMPARABLE PROPERTIES

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.



**129 VINES RD, HAMLYN HEIGHTS, VIC 3215**  3  1  1

Sale Price

**\*\$587,000**

Sale Date: 25/03/2026

Distance from Property: 399m



**20 ANAKIE RD, BELL PARK, VIC 3215**  3  1  2

Sale Price

**\$608,000**

Sale Date: 24/12/2025

Distance from Property: 215m



**102 BALLARAT RD, HAMLYN HEIGHTS, VIC**  3  2  1

Sale Price

**\$635,000**

Sale Date: 09/12/2025

Distance from Property: 521m



This report has been compiled on 19/05/2026 by West End Real Estate. Property Data Solutions Pty Ltd 2026 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and postcode

140 VINES ROAD, HAMLYN HEIGHTS, VIC 3215

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: \$579,000 to \$619,000


### Median sale price

Median price: \$750,000

Property type: House

Suburb: HAMLYN HEIGHTS

Period: 01 April 2025 to 31 March 2026

Source: 

### Comparable property sales

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
129 VINES RD, HAMLYN HEIGHTS, VIC 3215	*\$587,000	25/03/2026
20 ANAKIE RD, BELL PARK, VIC 3215	\$608,000	24/12/2025
102 BALLARAT RD, HAMLYN HEIGHTS, VIC 3215	\$635,000	09/12/2025

This Statement of Information was prepared on: 19/05/2026