

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

176 KENT ROAD 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

\$499,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

House

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 WILLIAM COURT HAMILTON VIC 3300	\$510,000	07-Jan-26
40 DICKENS STREET HAMILTON VIC 3300	\$490,000	03-Mar-26
30 CHAUCER STREET HAMILTON VIC 3300	\$525,000	25-Mar-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: 11 June 2026


1 WILLIAM COURT HAMILTON VIC 3300

Sold Price

\$510,000

Sold Date

07-Jan-26
 3
  1
  2

Distance

0.41km

40 DICKENS STREET HAMILTON VIC 3300

Sold Price

\$490,000

Sold Date

03-Mar-26
 3
  1
  2

Distance

0.87km

30 CHAUCER STREET HAMILTON VIC 3300

Sold Price

\$525,000

Sold Date

25-Mar-26
 3
  1
  2

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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