

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

149 RIPPON 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

\$649,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$417,900

Property type

House

Suburb

Hamilton

Period-from

01 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

186 RIPPON ROAD HAMILTON VIC 3300	\$655,000	03-Mar-26
25 GRAY STREET HAMILTON VIC 3300	\$650,000	06-Mar-25
7 SCHOOL COURT HAMILTON VIC 3300	\$675,000	13-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: 05 August 2026



186 RIPPON ROAD HAMILTON VIC 3300

Sold Price

\$655,000

Sold Date

03-Mar-26



4



2



2

Distance

0.24km



25 GRAY STREET HAMILTON VIC 3300

Sold Price

\$650,000

Sold Date

06-Mar-25



4



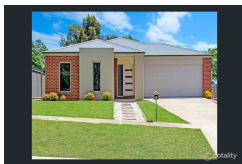
2



2

Distance

1.7km



7 SCHOOL COURT HAMILTON VIC 3300

Sold Price

\$675,000

Sold Date

13-Mar-26



4



2



2

Distance

2.61km

RS = Recent sale

UN = Undisclosed Sale

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