

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

8 RAPHAEL STREET HALLAM VIC 3803

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$799,000

&

\$878,900

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Hallam

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 15 GLENBURN DRIVE HALLAM VIC 3803  | \$890,000 | 16-Apr-25 |
| 38 WEEDEN CRESCENT HALLAM VIC 3803 | \$861,000 | 12-Feb-25 |
| 25 BELLA CRESCENT HALLAM VIC 3803  | \$725,000 | 18-Mar-25 |

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 01 July 2025



**15 GLENBURN DRIVE HALLAM VIC 3803**

Sold Price

<sup>RS</sup> **\$890,000**

Sold Date

**16-Apr-25**



4



2



2

Distance

**0.35km**



**38 WEEDEN CRESCENT HALLAM VIC 3803**

Sold Price

**\$861,000**

Sold Date

**12-Feb-25**



4



2



2

Distance

**0.4km**



**25 BELLA CRESCENT HALLAM VIC 3803**

Sold Price

**\$725,000**

Sold Date

**18-Mar-25**



4



2



2

Distance

**0.76km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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