

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

5/35-37 BELGRAVE-HALLAM ROAD HALLAM VIC 3803

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

\$637,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Hallam

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

9 ANBAR MEWS HALLAM VIC 3803	\$650,000	17-Jul-25
29 TILBAVALE CLOSE HALLAM VIC 3803	\$705,000	10-Feb-25
14 GREG COURT NARRE WARREN VIC 3805	\$649,000	05-May-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: 22 July 2025



9 ANBAR MEWS HALLAM VIC 3803 Sold Price ^{RS} **\$650,000** Sold Date **17-Jul-25**

3 2 2

Distance **1.28km**



29 TILBAVALE CLOSE HALLAM VIC 3803 Sold Price **\$705,000** Sold Date **10-Feb-25**

3 2 2

Distance **0.16km**



14 GREG COURT NARRE WARREN VIC 3805 Sold Price ^{RS} **\$649,000** Sold Date **05-May-25**

3 2 2

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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