

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

5/73-75 FRAWLEY 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Hallam

Period-from

01 Sep 2024

to

31 Aug 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

8/93 FRAWLEY ROAD HALLAM VIC 3803	\$530,000	18-Sep-25
7 BILLAL LANE HALLAM VIC 3803	\$645,000	25-Jul-25
4/39 CARLISLE ROAD HALLAM VIC 3803	\$595,000	26-Jun-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: 30 September 2025



**8/93 FRAWLEY ROAD HALLAM
VIC 3803**

3 1 1

Sold Price

^{RS}

\$530,000

Sold Date

18-Sep-25

Distance

0.24km



7 BILLAL LANE HALLAM VIC 3803

3 2 1

Sold Price

^{RS}

\$645,000

Sold Date

25-Jul-25

Distance

0.52km



**4/39 CARLISLE ROAD HALLAM VIC
3803**

3 - -

Sold Price

\$595,000

Sold Date

26-Jun-25

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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