

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

18/59-61 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Hallam

Period-from

01 Oct 2024

to

30 Sep 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

3/73-75 FRAWLEY ROAD HALLAM VIC 3803	\$617,500	01-May-25
33 BAWAR PLACE HALLAM VIC 3803	\$660,000	22-Jul-25
7 BILLAL LANE HALLAM VIC 3803	\$645,000	06-Jul-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 October 2025



3/73-75 FRAWLEY ROAD HALLAM VIC 3803

Sold Price

\$617,500

Sold Date

01-May-25



3



2



1

Distance

0.33km



33 BAWAR PLACE HALLAM VIC 3803

Sold Price

\$660,000

Sold Date

22-Jul-25



3



2



1

Distance

0.46km



7 BILLAL LANE HALLAM VIC 3803

Sold Price

\$645,000

Sold Date

06-Jul-25



3



2



1

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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