

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

\$629,000

&

\$689,000

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

8/18 SYLVANWOOD CRESCENT NARRE WARREN VIC 3805	690000	08-Jul-25
7 BILLAL LANE HALLAM VIC 3803	645000	06-Jul-25
5/35-37 BELGRAVE-HALLAM ROAD HALLAM VIC 3803	680888	26-Aug-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: 13 October 2025



**8/18 SYLVANWOOD CRESCENT
NARRE WARREN VIC 3805**

 3  2  1

Sold Price **690000** Sold Date **08-Jul-25**

Distance **1.96km**

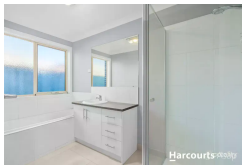


7 BILLAL LANE HALLAM VIC 3803

 3  2  1

Sold Price **645000** Sold Date **06-Jul-25**

Distance **0.44km**



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

 3  2  2

Sold Price **680888** Sold Date **26-Aug-25**

Distance **0.25km**

RS = Recent sale **UN** = Undisclosed Sale

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