

## 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

4 ANBAR MEWS 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

\$489,000

&

\$537,800

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,001

Property type

Unit

Suburb

Hallam

Period-from

01 Mar 2024

to

28 Feb 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

15/4 YOUNG ROAD HALLAM VIC 3803	\$502,500	20-Feb-25
3/31 LOUIS STREET DOVETON VIC 3177	\$535,000	23-Jan-25
2/99 POWER ROAD DOVETON VIC 3177	\$532,000	28-Feb-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: 28 March 2025



**15/4 YOUNG ROAD HALLAM VIC 3803**

Sold Price

**\$502,500**

Sold Date

**20-Feb-25**

 2

 1

 1

Distance

**1.5km**



**3/31 LOUIS STREET DOVETON VIC 3177**

Sold Price

<sup>RS</sup> **\$535,000**

Sold Date

**23-Jan-25**

 2

 2

 1

Distance

**1.85km**



**2/99 POWER ROAD DOVETON VIC 3177**

Sold Price

**\$532,000**

Sold Date

**28-Feb-25**

 2

 1

 1

Distance

**2.01km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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