

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 80 Nettle Drive, Hallam, VIC 3803

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$680,000

&

\$735,000

Median sale price

Median price

\$767,500

Property Type

House

Suburb

Hallam (3803)

Period - From

01/06/2024

to

31/01/2025

Source

price finder

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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

11 BICKFORD PLACE, HALLAM VIC 3803	\$720,000	29/01/2025
23 HARMER ROAD, HALLAM VIC 3803	\$705,000	01/01/2025
15 ALBERT ROAD, HALLAM VIC 3803	\$716,500	16/12/2024

This Statement of Information was prepared on: 13/03/2025