

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

10 Tolmie Rise, Hallam Vic 3803

Indicative selling price

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

Range between \$800,000

&

\$850,000

Median sale price

Median price \$802,500

Property Type House

Suburb Hallam

Period - From 01/07/2025

to

30/09/2025

Source REIV

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 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
1	1 Glenburn Dr HALLAM 3803	\$840,000	08/10/2025
2	1 Legend Ct HALLAM 3803	\$845,000	11/09/2025
3	6 Tolmie Rise HALLAM 3803	\$860,000	24/06/2025

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 six months.~~

This Statement of Information was prepared on:

29/10/2025 11:32



 3  2  2

Rooms: 5
Property Type: House
Land Size: 560 sqm approx
 Agent Comments

Indicative Selling Price
 \$800,000 - \$850,000
Median House Price
 September quarter 2025: \$802,500

Comparable Properties

1 Glenburn Dr HALLAM 3803 (REI)

Agent Comments

 3  2  2

Price: \$840,000
Method: Sold Before Auction
Date: 08/10/2025
Property Type: House (Res)
Land Size: 649 sqm approx

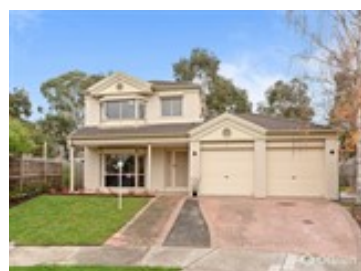


1 Legend Ct HALLAM 3803 (REI)

Agent Comments

 4  2  2

Price: \$845,000
Method: Private Sale
Date: 11/09/2025
Property Type: House



6 Tolmie Rise HALLAM 3803 (REI/VG)

Agent Comments

 4  2  2

Price: \$860,000
Method: Private Sale
Date: 24/06/2025
Property Type: House
Land Size: 568 sqm approx

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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