

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

19/59-61 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

\$659,000

&

\$724,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Hallam

Period-from

01 Nov 2024

to

31 Oct 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

7 DIBA RISE NARRE WARREN VIC 3805	\$687,000	19-Sep-25
7 CASSA BLUE CIRCUIT NARRE WARREN VIC 3805	\$719,000	05-Sep-25
2/7 YOUNG ROAD HALLAM VIC 3803	\$735,250	01-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: 11 November 2025



7 DIBA RISE NARRE WARREN VIC 3805

Sold Price

^{RS}

\$687,000

Sold Date

19-Sep-25

3

2

2

Distance

1.87km



7 CASSA BLUE CIRCUIT NARRE WARREN VIC 3805

Sold Price

\$719,000

Sold Date

05-Sep-25

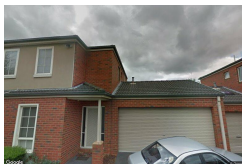
3

2

2

Distance

1.95km



2/7 YOUNG ROAD HALLAM VIC 3803

Sold Price

\$735,250

Sold Date

01-Aug-25

3

2

2

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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