

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

25/8-10 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Hallam

Period-from

01 Sep 2024

to

31 Aug 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

2/51-53 BELGRAVE-HALLAM ROAD HALLAM VIC 3803	\$485,300	05-Aug-25
4/43-47 DOVETON AVENUE EUMEMMERRING VIC 3177	\$515,000	17-Aug-25
1/7-9 DENISE COURT NARRE WARREN VIC 3805	\$510,000	22-Jul-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: 16 September 2025



**2/51-53 BELGRAVE-HALLAM ROAD
HALLAM VIC 3803**

 2  1  1

^{RS} **\$485,300** Sold Date **05-Aug-25**

Distance **0.61km**

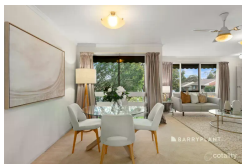


**4/43-47 DOVETON AVENUE
EUMEMMERRING VIC 3177**

 2  1  1

Sold Price ^{RS} **\$515,000** Sold Date **17-Aug-25**

Distance **2.15km**



**1/7-9 DENISE COURT NARRE
WARREN VIC 3805**

 2  1  1

Sold Price **\$510,000** Sold Date **22-Jul-25**

Distance **3.24km**

RS = Recent sale

UN = Undisclosed Sale

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