

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

3/11 CARLISLE 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

\$640,000

&

\$690,000

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

2/35 ALEXANDER STREET HALLAM VIC 3803	\$690,000	13-Sep-25
5/35-37 BELGRAVE-HALLAM ROAD HALLAM VIC 3803	\$680,888	26-Aug-25
4/116 FRAWLEY ROAD HALLAM VIC 3803	\$700,000	11-Sep-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: 13 November 2025


**2/35 ALEXANDER STREET
HALLAM VIC 3803**
 3  2  1

Sold Price

^{RS}
\$690,000

Sold Date

13-Sep-25

Distance

0.84km

**5/35-37 BELGRAVE-HALLAM
ROAD HALLAM VIC 3803**
 3  2  2

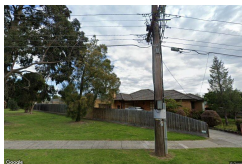
Sold Price

\$680,888

Sold Date

26-Aug-25

Distance

1.67km

**4/116 FRAWLEY ROAD HALLAM
VIC 3803**
 3  2  -

Sold Price

\$700,000

Sold Date

11-Sep-25

Distance

1.15km
RS = Recent sale

UN = Undisclosed Sale

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