

## 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

4/69-71 FRAWLEY ROAD HALLAM VIC 3803

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$615,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,001

Property type

Unit

Suburb

Hallam

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 8/69-71 FRAWLEY ROAD HALLAM VIC 3803 | \$607,500 | 15-Jan-25 |
| 2/5 ALBERT ROAD HALLAM VIC 3803      | \$625,000 | 23-Oct-24 |
| 5 BILLAL LANE HALLAM VIC 3803        | \$615,000 | 18-Nov-24 |

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: 02 April 2025



**8/69-71 FRAWLEY ROAD HALLAM  
VIC 3803**

Sold Price

**\$607,500**

Sold Date

**15-Jan-25**

 3  2  1

Distance

**0km**



**2/5 ALBERT ROAD HALLAM VIC  
3803**

Sold Price

**\$625,000**

Sold Date

**23-Oct-24**

 3  2  1

Distance

**0.68km**



**5 BILLAL LANE HALLAM VIC 3803**

Sold Price

**\$615,000**

Sold Date

**18-Nov-24**

 3  2  1

Distance

**0.56km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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