

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

1/12 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Unit

Suburb

Hallam

Period-from

01 Jul 2025

to

30 Jun 2026

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

4/19 PITTOSPORUM GROVE DOVETON VIC 3177	\$514,000	28-May-26
1/32 OLIVE ROAD EUMEMMERRING VIC 3177	\$590,000	26-Mar-26
8/59-61 BELGRAVE-HALLAM ROAD HALLAM VIC 3803	\$560,000	05-May-26

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: 29 July 2026



4/19 PITTOSPORUM GROVE DOVETON VIC 3177

2 1 1

Sold Price

^{RS} **\$514,000** Sold Date **28-May-26**

Distance **1.55km**



1/32 OLIVE ROAD EUMEMMERRING VIC 3177

2 1 1

Sold Price

\$590,000 Sold Date **26-Mar-26**

Distance **0.78km**



8/59-61 BELGRAVE-HALLAM ROAD HALLAM VIC 3803

2 1 1

Sold Price

\$560,000 Sold Date **05-May-26**

Distance **1.67km**

RS = Recent sale **UN** = Undisclosed Sale

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